

# Cross Property - New Albany, IN



## 1604 State Street, New Albany, IN, 47150

Offered at \$500,000

If you are looking for a free-standing building in a prime business location this is the property for you!! Zoned as mixed-use commercial/residential. This property is located on the corner of State and Conner Ave, just two blocks south of Floyd Memorial hospital, minutes to downtown, and easily accessible to I-64 and I-265. Built in 1972, this all-brick building is the perfect location for a medical/dental professional's office, insurance agency, or even a law firm. Offering 3580 SQ FT of office space there are so many possible uses for this property. The current layout includes a reception area with a cathedral ceiling, 9 offices, 3 conference rooms, an equipped kitchenette, men's & women's restrooms, a full bath upstairs, and several storage closets. All the office furniture is included with the property. The building offers 3 separate entrances, a handicapped ramp & handicapped parking. This property is also currently listed jointly with 1600 State Street MLS#2022012968. The Seller welcomes all inspections but the property is being SOLD-AS-IS

0 Bedrooms

0 Bathrooms

3,580 sqft

0.2 acre (lot size)

Built: 1972



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