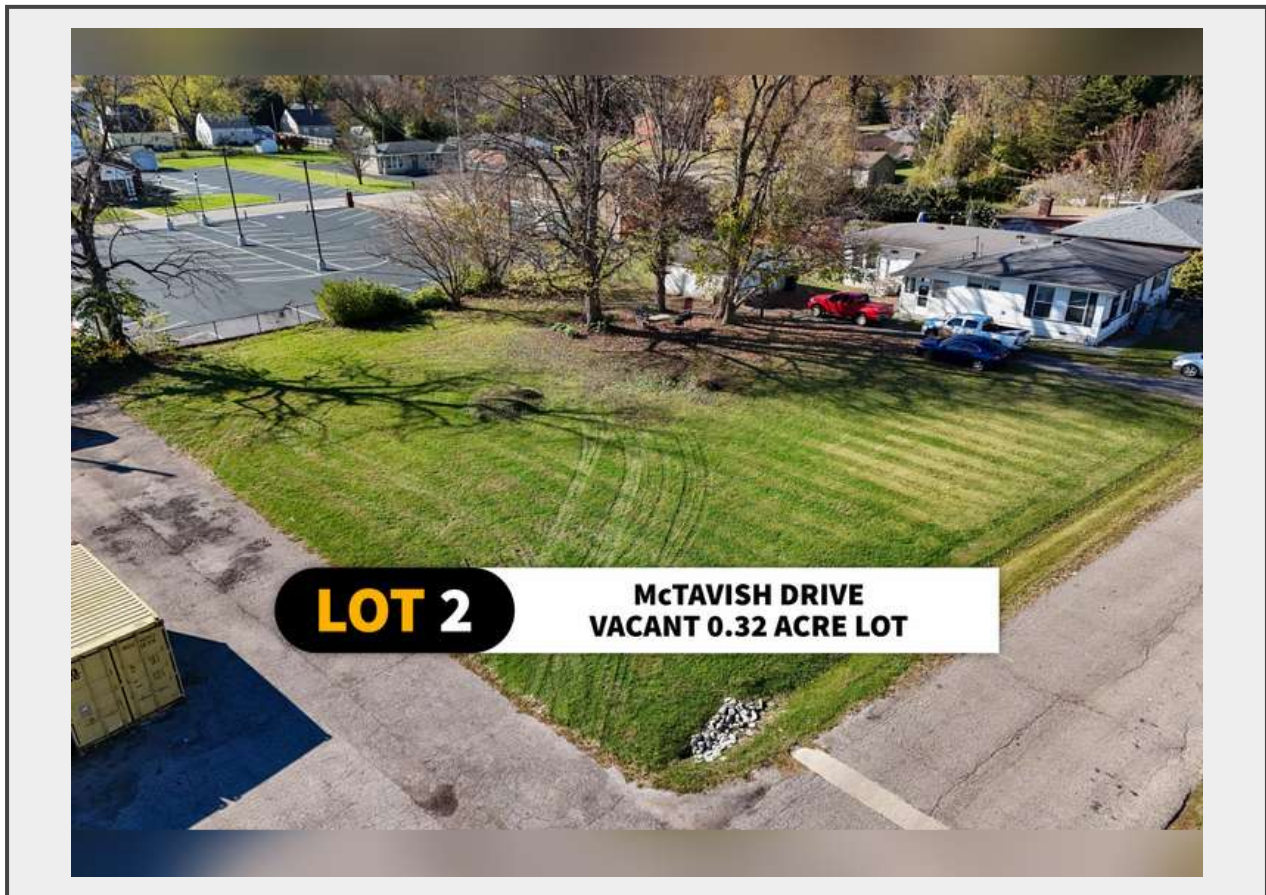


Sale Name: Lewis & Clark Commercial Building + Lot Multipar Online Auction

LOT 2 - McTavish Drive — Vacant 0.32 Acre Lot



Description

LOT 2 — McTAVISH DRIVE - VACANT 0.32 ACRE LOT

- Open & Level 0.32 Acre Lot
- 107 Feet Frontage x 127 Feet
- Zoned B-1 Local (Neighborhood) Business
- Public Utilities Available At Street
- Adjacent to Lot 1

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UTILITIES

Duke Energy

Vectren Energy

Town of Clarksville Sewers

Indiana American Water Company

REAL ESTATE TAXES (2023-2024)

Building — Clarksville Township IFW (Annual) — \$9,405

Vacant Lot — Clarksville Township IFW (Annual) — \$6,339

FLOOD ZONE

FEMA records indicate that Lot 1 with building is located in AE Fringe and part of the vacant Lot 2 is located in 0.2% Annual Chance Flood Hazard.

ZONING

B-1 Local (Neighborhood) Business

PARCEL & LEGAL DESCRIPTIONS

Building - 307 W. Lewis & Clark Parkway

Parcel # 10-14-03-101-025.000-012

Legal Description - GT 31, 0.339 Acres

Vacant Lot — McTavish Drive

Parcel # 10-14-03-101-026.000-012

Legal Description - GT 31, 0.32 Acres

SCHOOL CORPORATION

Clarksville Community Schools

Quantity: 1



<https://www.multipar.auction/>