

## Agent Full

Listing

## Centennial Boulevard, Jeffersonville, IN 47130

Listing #: 202209559

\$575,000

Active (06/10/22)

DOM: 18 CDOM: 18



Prop Type: **Commercial**  
 County: **Clark**  
 Township: **Utica**  
 List Type: **For Sale**  
 Typ Lst Ctr: **Excl. Right to Sell**  
 BAPS: **3 /**  
 Var Rate: **No**  
 Lot Sz: **3.42 / 148,975**  
 Ann Tax: **474**  
 Tax Year: **2021/2022**  
 List Date: **06/10/2022**  
 Exp. Date: **02/23/2023**

Type Poss Sale: **Arms Length**  
 Parcel#: **104201400192000039**  
 Adl Parc#: **42-00003-039-0**  
 Owner Nm: **Nuvista Properties LLC**  
 Showing Instr: **Go and Show.**  
 Directions: **Take the IN-62 exit, EXIT 10, toward Charlestown/Port Rd/Jeffersonville. Merge onto round about via the ramp on the left toward Port of Indiana. Take slight right toward port of Indiana. Take Left onto Centennial Blvd. Property is on the right.**

Appointment: **Not Needed**

Land Assess: **\$16,100**  
 Improvements: **\$0**  
 Total Assess: **\$16,100**  
 Occupant Type:

Legal: **GT 14 3.416 AC AFTER COMBINE**

## Agent/Office

Agent: **Chad Motsinger** [chad@motsingerrealty.com](mailto:chad@motsingerrealty.com) (ID: 9555) Primary: 812-498-4087  
 Co-Agent: **Garrett Dunaway** [garrett@dunawaymoorehomes.com](mailto:garrett@dunawaymoorehomes.com) (ID: 9445) Primary: 812-972-5908  
 Office: **Lopp Real Estate Brokers** (ID: 844) Phone: 812-728-8181  
 Co-Office: **Lopp Real Estate Brokers** (ID: 84402) Phone: 812-728-8181

## Remarks

Public Remarks: **Excellent opportunity in the Jeffersonville's North Port Business Centre. Great elevation and visibility. Approximately less than half a mile from the Port rd, I-265 Ramp to the North Port Business Centre Entrance. Quick and easy access to Louisville's East end Bridge.**

Agent Remarks: **Go and Show.**

## Amenities

Construction: **Vacant**  
 Max Divisible Sq Ft:  
 Elevators YN:  
 Number of Docks:  
 Existing Zoning: **I1**  
 Units Total: **0**

## Units

## General Information

Transaction Type:  
 Covenants & Restr:  
 06/28/2022 12:48:25 PM  
 Flood: **No**  
 Sign: **Yes**

All Information deemed reliable but not guaranteed.

**INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. BUYER(S) TO VERIFY ALL INFORMATION.**

## Search Criteria

Status is 'Active'  
 List Agent MUI is 3800788  
 Co List Agent MUI is 3800788  
 Selected 1 of 3 results.