



## FOR SALE

# \$2,400,000

Cornerstone Group is pleased to present our newest listing located near the river in Clarksville, IN. Situated directly across the street from local favorites- Clarksville Cove Aquatic Center & Colgate Park and a short distance behind the newly announced "Clockworks" Development of the former Colgate plant.



## Property Features

- ✓ B-1 Zoning
- ✓ 47,626 SF
- ✓ 6 Parcels Included
- ✓ 8-22 Ft Ceilings
- ✓ 2 Level Access

**Krista Yockey**



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This ~48,000 SF facility sits on .9 acres and houses a full gym, 3 sanctuaries, 3 kitchens, a laundry room, 10 executive offices upstairs, and 8 downstairs, 8 large classrooms, 6- 20x20 ft rooms previously used as a daycare, 27 toilets across the building as well as 9 exterior entrances.



## Building Information:

- ✔ 3 Sanctuaries- largest seats 300
- ✔ 6,100 SF Gym with 22 Ft Ceiling
- ✔ 85 Parking Spots
- ✔ 2 stories
- ✔ Built in 1960

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