

1401 E CLINTON ST

FRANKFORT

Office # **1649**
 MLS # **15425**
 Zip 46041
 Status ACTIVE
 Area FRANKFORT CORP
 Owner LAFAYETTE B & T
 Tenant Yes



\$39,900

Address 2 7 HOKE AVE
 #Rooms 4
 #Bedrooms 2
 #Full Baths 1
 #Half Baths 0
 Approx. SQFT **812**
 Source ASSESSOR
 Basement No
 Elem. School New South
 Avg. Heat/Mo.
 Avg. Elect/Mo.
 Avg. Water/Mo.

Annual Tax 1659.52
 Tax Year 2008
 Land Valuation 14300
 Imp. Valuation 46700
 Exempt \$
 Assoc Dues \$
 DOM 102
 Terms CASH TO SELLER

Listing Office 1 **JOE RISSE REALTY, INC.**
 Office Phone (765) 654-8892
 Listing Agent **JOHN MILHOLLAND - Cell: (765) 242-3460**

Listing Agent 2

Lot Size	44 X 132	Style	1 Story
# Acres	0.13	YR Built	1920
Water	Public	Garage Cap.	1.00
Sewer	Public	Garage	Attached
Fence	None	Garage SqFt	24X12
TV Hookup	Cable	Driveway	Concrete
Patio	None	Attic	
Porch	Stoop	Roof Type	Shingle
Pool		Roof YR	
Heat Type	Forced Air	Amps	100
Heat Fuel	Gas-Natural	Fireplace	None
Air Cond.	None	# Closets	3
Windows	Single-Hung, Wood	Screens	Partial Screens
Storm Wnd.	Wood		
Water Htr.	40-Gallon	Wnd. Treatmnts.	
Ext. Walls	Aluminum	Appliances:	
Int. Walls	Drywall		
Foundation	Block		

	ROOM SIZE	LEVEL	FLOOR
Bedroom 1	12' X 12'	1	CARPET
Bedroom 2	10' X 12'	1	CARPET
Bedroom 3			
Bedroom 4			
Bedroom 5			
Full Bath 1	6' X 8'	1	
Full Bath 2			
Half Bath 1			
Kitchen	12' X 14'	1	CARPET
Dining			
Living Room	14' X 16'	1	CARPET
Family Den/Study			
Office			
Utility Room			
Other Room 1			
Other Room 2			

Information deemed reliable, but not warranted.



Remarks On the corner of Hoke & Clinton, this cozy home offers 2 bedrms & 1 bath. Large living rm & eat-in kitchen. 8x6 breezeway connects house & garage. The building at 7 Hoke Ave goes with this property. Bldg is 31 x 24 & has 2 large offices - 13x22 & 14x15. 1/2 bath. Wall AC, 40 gal water htr. Lots of possibilities here!

Financial Comments 24HR NOTICE FOR SHOWINGS, PLEASE.

Possession	Day of Final Closing	Commission: BA	2.5
Showing Instr.	Appointment Required	Variable (Y/N)	N
County	Clinton	Original Price	\$65,000
Zoning	B RESIDENCE	Lockbox (Y/N)	
Legal	KELLEYS ADDN LOT 121		
Tax ID #	121011255001000021		

MLS Data Courtest of
JOE RISSE
 REALTY INC.
 www.joerisse.com
765-654-8892