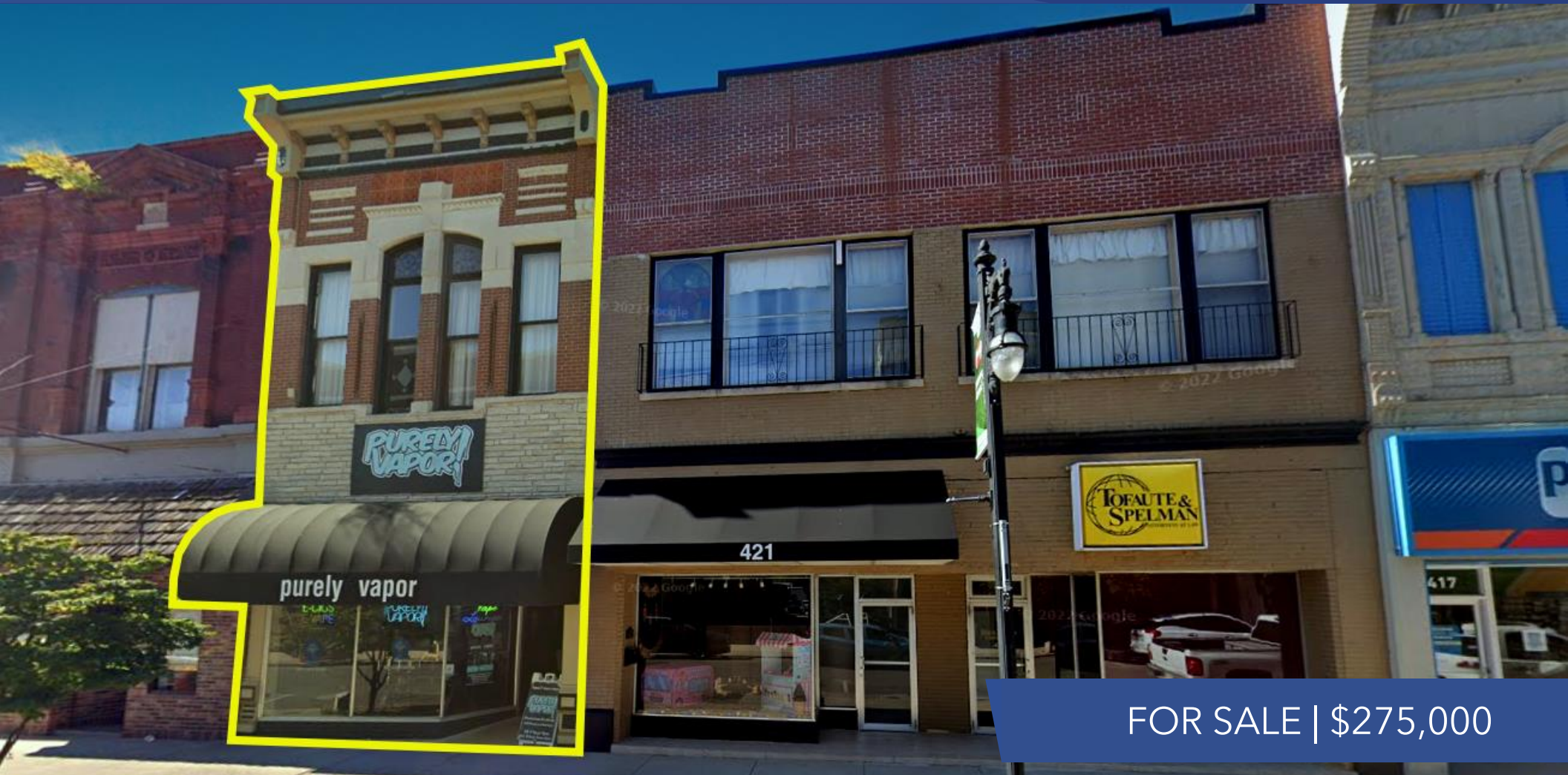


# BUILDING & SMOKE SHOP BUSINESS

423 Main Street. Vincennes, IN 46591



**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

A prime opportunity to acquire a 5,552 sq. ft. commercial building with an established smoke shop business. Located on a 0.08-acre parcel in a desirable Main Street location, this property features a historic exterior, a new roof coating, an unfinished residential unit on the second floor (which can be converted to an apartment with a full buildout), a garage area, and a basement for extra storage.

The smoke shop is turnkey, fully equipped with inventory, furniture, fixtures, a POS system, and essential training for a smooth transition. Ideal for those looking to invest in both real estate and a thriving business.



<b>PRICE</b>	\$275,000
<b>BUILDING SIZE</b>	5,552 sf
<b>BUILDING TYPE</b>	General Retail   Residential
<b>ACREAGE</b>	0.08
<b>FRONTAGE</b>	22'   Main Street
<b>YEAR BUILT</b>	1875
<b>CONSTRUCTION TYPE</b>	Masonry
<b>ZONING</b>	C-1
<b>PARCEL ID</b>	42-12-21-303-035.000-022
<b>PARENT PARCEL</b>	022-012-OT01-008-100

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# PHOTOS



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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	6,907	1 Mile	\$47,702	1 Mile	38.60
3 Mile	22,936	3 Mile	\$77,250	3 Mile	39.20
5 Mile	32,537	5 Mile	\$77,342	5 Mile	40.30

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	6,895	1 Mile	\$40,968	1 Mile	38
3 Mile	22,639	3 Mile	\$49,538	3 Mile	38
5 Mile	32,023	5 Mile	\$51,028	5 Mile	39

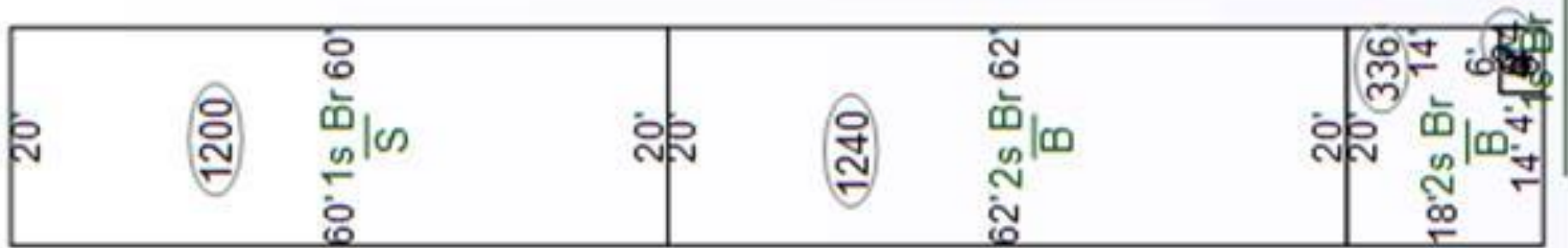
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# PROPERTY SKETCH



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# ZONING INFORMATION

## TITLE VIII. C-1 DOWNTOWN COMMERCIAL DISTRICT

### Section 1. Intended purposes.

The purposes of a downtown commercial district is to provide for the everyday shopping needs and related convenience of the community. It is not the intent of this district to draw vehicular trade from outside the immediate area. In C-1 downtown commercial district, the following regulations shall apply.

### Section 2. Use regulations.

A building may be erected, altered or used, and a lot may be used or occupied for any of the following purposes:

#### A. Permitted uses.

1. Business service:
  - a. Bank;
  - b. Office;
  - c. Postal office.
2. Clothing service:
  - a. Laundromat;
  - b. Dressmaking and tailor shop;
  - c. Shoe repair shop;
  - d. Dry cleaning and pressing, employing not more than four persons on any one shift and using only cleaning materials safe from fire hazards.

3. Equipment service:
  - a. Electric sales and service;
  - b. Appliance repair.
4. Food service:
  - a. Grocery;
  - b. Meat market;
  - c. Supermarket;
  - d. Restaurant;
  - e. Delicatessen;
  - f. Bakery, employing not more than four persons on any one shift.
5. Personal service:
  - a. Barber shop;
  - b. Beauty shop;
  - c. Health club;
  - d. Photographic studio.
6. Retail service (retail stores generally):
  - a. Drug store;
  - b. Office supply;
  - c. Newsstand/bookstore;
  - d. Apparel shop;
  - e. Show room, for articles to be sold at retail (including antique malls);

- f. Flower shop.
  7. Commercial recreational uses (conducted only within buildings so constructed that no noise of any kind, produced therein, shall be audible beyond the confines of the building):
    - a. Theater;
    - b. Bowling alley;
    - c. Billiard room;
    - d. Dancing academy.
  8. Business or professional office, studio, financial institution, municipal building, library, museum, or public transportation station.
  9. Residential, limited to one dwelling unit occupied by owner, tenant or successor or apartment, where residential dwelling unit occupies the second floor of the structure.
  10. Accessory uses.
- #### B. Special uses - granted by the board of zoning appeals.
1. Automobile services including:
    - a. Filling station;
    - b. Commercial garage;
    - c. Commercial parking lot;
    - d. Sales room;
    - e. Open automobile or trailer sales area;
    - f. Automobile repair, entirely within enclosed buildings.

# TRADE AREA MAP



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