

ALL FIELDS DETAIL



(52) MLS # 109378
(53) Class COMMERCIAL/INDUSTRIAL
(55) Type Industrial/Warehouse
(56) Area Vigo County
(57) Asking Price \$689,900
(58) Address 1633 Harding Avenue
(60) City Terre Haute
(61) State IN
(62) Zip 47802
(63) Status Sold
(64) Sale/Rent For Sale
(152) IDX Include Y



GENERAL

(48) Client Hit Count	1	(50) Agent Hit Count	18
(67) Agent	MARK MCCREERY - Cell: 812-208-4777	(68) Listing Office 1	REMAX R.E.A. - Main: 812-235-4433
(69) Listing Agent 2	TRACI MCCREERY - OFC: 812-208-4421	(70) Listing Office 2	REMAX R.E.A. - Main: 812-235-4433
(72) Contingency (Y/N)	No	(77) Listing Type	Exclusive Right
(78) Prospect Reservation	No	(79) Key Box (Y/N)	No
(81) Key Box Location	none	(87) Listing Date	5/14/2026
(89) Owner/Agent (Y/N)	No	(90) Lot Size	1.32 acres
(91) # of Acres	1.32	(92) # of Stories	2.00
(93) # of Restrooms	2.00	(94) Basement	No
(95) Zoning	M1	(96) Parcel #	84-06-28-452-024.000-002
(97) Township	Harrison	(98) Road Frontage	517'
(99) Business (Y/N)	No	(100) Real Estate (Y/N)	Yes
(101) Both Business & RE (Y/N)	No	(106) Year Built	1969
(108) A.V.	199100	(109) Exemptions	none
(110) Personal Property	none	(116) Building 1 Total SQFT	9,504
(117) Building 1 Warehouse SQFT	7,800	(118) Building 1 Office SQFT	1,900
(143) Total Square Feet	9504	(153) VOW Include	Yes
(154) Update Date	8/10/2026	(155) VOW Address	Yes
(156) Status Date	8/10/2026	(157) VOW AVM	Yes
(158) HotSheet Date	8/10/2026	(159) VOW Comment	Yes
(160) Price Date	8/10/2026	(161) Input Date	5/15/2026 5:57 PM
(163) Associated Document Count	1	(164) Original Price	\$689,900
(33) Days On Market	4	(37) Days On MLS	3
(13) Owner/Family Related Y/N	Y	(22) Contract Signed Date	5/14/2026
(21) Contract Date	5/14/2026	(74) Short Sale (Y/N)	No
(76) RELO (Y/N)	No	(20) Exemption Selections	No Exemptions
(32) Picture Count	67	(35) Sold Price Per SQFT	\$71.02
(38) Input Date	5/15/2026 5:57 PM	(39) Update Date	8/10/2026 10:01 AM
(1) Video Count	0	(182) Floor Plans Count	0

FEATURES

EXTERIOR CONSTRUCTION	HEATING	MISCELLANEOUS INTERIOR	SEWER
Masonry	Natural Gas	Security System	City Sewer
LOCATION	Forced Air	Restroom(s)	CURRENT USE
Corner	COOLING	3 Phase	Manufacturing
Industrial	Central Air	Inside Storage	TYPE
Business District	MISCELLANEOUS EXTERIOR	Handicap Access	Other
Free Standing	Onsite Parking	See Remarks	SQUARE FOOTAGE SOURCE
Commercial	Street Parking	BASEMENT	County Assessor
Near College	See Remarks	Slab	
SHOWING INSTRUCTIONS		ROADS	
Call Listing Agent		City Street	
Appointment Only		WATER	
		City Water	

FINANCIAL

(165) Taxes	6213	(166) Tax Year	2025
(167) Year Payable	2026		

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SOLD STATUS

(171) How Sold	Cash	(172) Sold Contract Date	5/18/2026
(173) Closing Date	8/7/2026	(174) Sold Price	\$675,000
(175) Selling Agent 1	CARRIE SMITH - CELL: 812-243-2029	(176) Selling Office 1	GIBSON REAL ESTATE, INC. - OFC: 812-237-9190
(178) Buyer	Russ Enterprises, LLC		

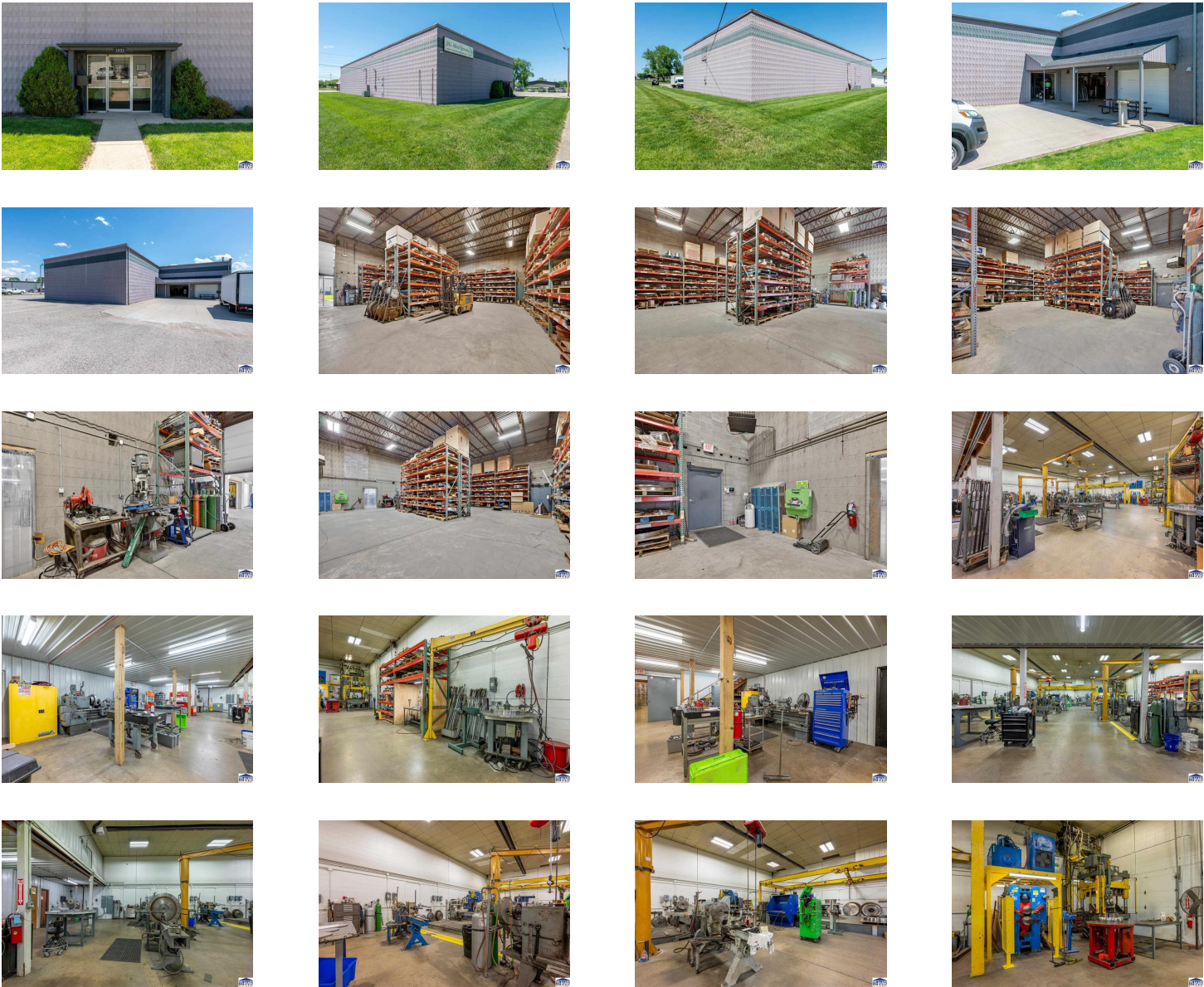
AGENT REMARKS

(169) Agent Remarks Parcel #2: 84-06-28-452-023.000-002 Parcel #3: 84-06-28-452-022.000-002 Parcel #4: 84-06-28-452-026.000-002 Listing agent related to the seller.

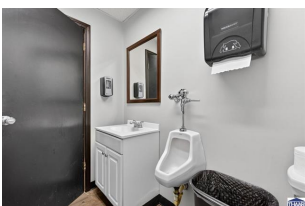
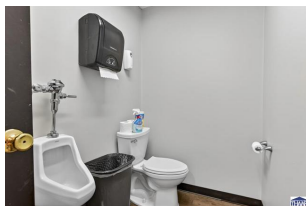
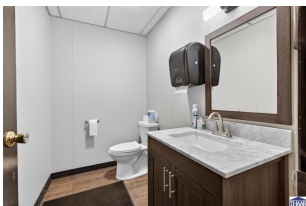
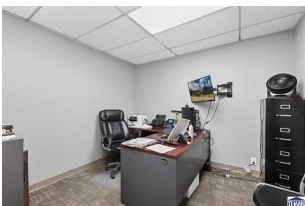
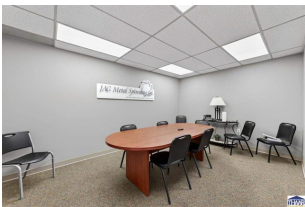
PUBLIC REMARKS

(170) Public Remarks Fantastic commercial/manufacturing facility offering a wide variety of potential uses. Currently operating as a manufacturing business, this versatile property provides the perfect combination of professional office space and expansive warehouse /manufacturing areas. The office portion features 5+ private offices, a conference room, receptionist area, welcoming foyer, break room, and multiple restrooms creating an ideal setup for administrative and operational efficiency. The property also includes over 7,500 square feet of warehouse/manufacturing space, well-suited for numerous industrial, storage, distribution, or production needs, complete with overhead drive-in doors for easy access and functionality. In addition, there is approximately 1,500 square feet of upstairs storage space not included in the stated square footage, offering even more flexibility and storage capacity. Situated on approximately 1.32 acres, the site offers abundant parking, outdoor storage potential, and room for future expansion. Conveniently located in the heart of town, this prime location provides quick and easy access to all sides of the city.

ADDITIONAL PICTURES



The selected view does not have a layout for the current listing's class.
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DISCLAIMER

This information is not guaranteed. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.

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