

1000 Us Highway 31 S, Greenwood, IN 46143-2407

\$2,700,000



<b>Active</b>	Office	Commercial Large Zoning	Built 2016
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Listing ID:	21986062	List Price:	\$2,700,000
Property Type:	Commercial Sale	Orig. List Price:	\$2,700,000
Subtype:	Office	List Date:	06/21/2024
Transaction Type:	For Sale	DOM/CDOM:	1/1
Building Name:		County:	Johnson

**Directions**

GPS Friendly

**Public Remarks**

Excellent redevelopment opportunity with combination medical office and retail space in a highly visible location at U.S. 31, just one block south of Smith Valley Rd. Greenwood, Indiana is one of the fastest growing Indy-Metro areas. Ample parking is available as well as signage. This investment opportunity is just blocks from the newly \$83 million dollar development of "The Madison". "The Madisons" luxurious, 18,700 plus sf design offers over 400 private residences, shopping and restaurants and is the very first of its kind for downtown Greenwood. Located right in the heart of Greenwood's ongoing efforts and investment to enhance the city's downtown area. Don't miss out on this lucrative and long-standing Investment Opportunity!

**Private Remarks**

Earnest\$ to be submitted via this safe, secure, free online payment service: [c21movemoney.com](http://c21movemoney.com) - purchase property address & list agent name will be needed.

**Listing Details**

Area:	4102 - Johnson - Pleasant	# of Acres:	1.53
Legal Desc:	Pt Ne S5 T13 R4	Lot Size (SqFt):	66,647
Section/Lot Number:	/41-05-05-013-007.000-026	Divisible:	
		Price/Unit:	

**Property Overview**

Building Name:		Construction Materials:	
Builder Name:		Roof:	
# of Stories:		Building Utilities:	
Space Available:	12,293	HVAC:	
Min Contig:		Sprinkler:	
Max Contig:		Traffic Count:	
Ceiling Height:		Traffic Year:	
Multi Tenant:		Parking Surface:	
Anchors CoTenants:		Road Surface Type:	
Signage:		Road Access:	
		Road Frontage Type:	
		Fence:	/

**Units**

Unit	#This Type	Rent	Rent Freq	#Rms	#Bds	#Bths	Lvls	SqFt	PrmBd Dim	Kit Dim	Utilities	Misc
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**Tax/HOA**

Tax ID:	410505013007000026	Existing Lease:	
Semi Tax:	\$563.00	Existing Lease Type:	
Tax Year Due:	2023	Remaining Term:	
		Proposed Lease:	
		Proposed Term:	

**Contact & Contract Information**

List Type:	Exclusive Right to Sell	Possible Financing:	
Listing Terms:		Inspection Warranties:	
Listing Date:	06/21/2024	Disclosures:	
Entered:	06/21/2024	Other Disclosures:	
Temp Off Mkt Date:		Possession:	Negotiable
Withdrawn Date:			
Expiration Date:	12/21/2024		
Last Change Date:	06/21/2024		
Buyer Agency Compensation:	2.5%		
Variable:	No		
List Office:	CENTURY 21 Scheetz	List Office:	CENTURY 21 Scheetz
List Agent:	Mark Linder	List Office Phone:	(317) 881-2100
List Agent Phone:	(317) 514-6275	List Office BLC ID:	CESC02
List Agent Email:	marklinderteam@c21scheetz.com		
List Agent BLC ID:	10770		
Co-List Agent:			
Co-List Agent Phone:		Contact Num 2 Type:	
Co-List Agent Email:		Contact Num 2 Name:	
Co-List Agent BLC ID:		Contact Num 2 Phone:	
Contact Num 1 Type:			
Contact Num 1 Name:			
Contact Num 1 Phone:			

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Prepared By: Jaimie Shoenerberger | CENTURY 21 Scheetz | 06/21/2024 05:09 PM