

Phone : 317-703-5880

Email : SSchuler@c21cre.com



FOR SALE

Great Investor or Owner Use Opportunity!

Located on SR 9 just NE of SR 9 and SR 15 intersection.

Commercial Building that held an Optometrist office and Medical Center

- Prime location with high visibility
- 11,000 sf with many possible uses: flex, medical office, executive office, multi-tenant suites
- Public friendly floorplan inside and out with ample on-site parking
- Located on a state highway with ease of access and a high traffic count
- Interior floorplan and build out allows for many different operating options
 - 10 Exam Lanes
- Multiple procedure rooms
 - 2 Surgery Rooms
- 2nd Floor Storage
- Recently Rennovated

**711 W. Gardner Drive
Marion, Indiana 46952**

PURCHASE PRICE:

\$995,000.00

**Land Size: 1.03 Sq. Ft.
Property Size: 10,972 Sq. Ft.**



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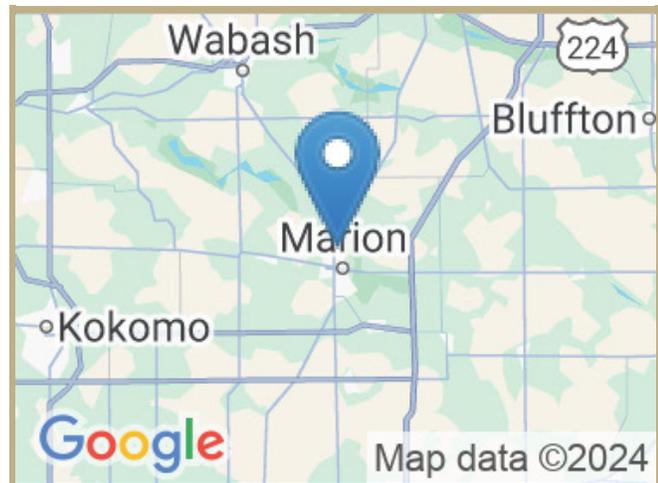
Contact:

Scott Schuler
BROKER

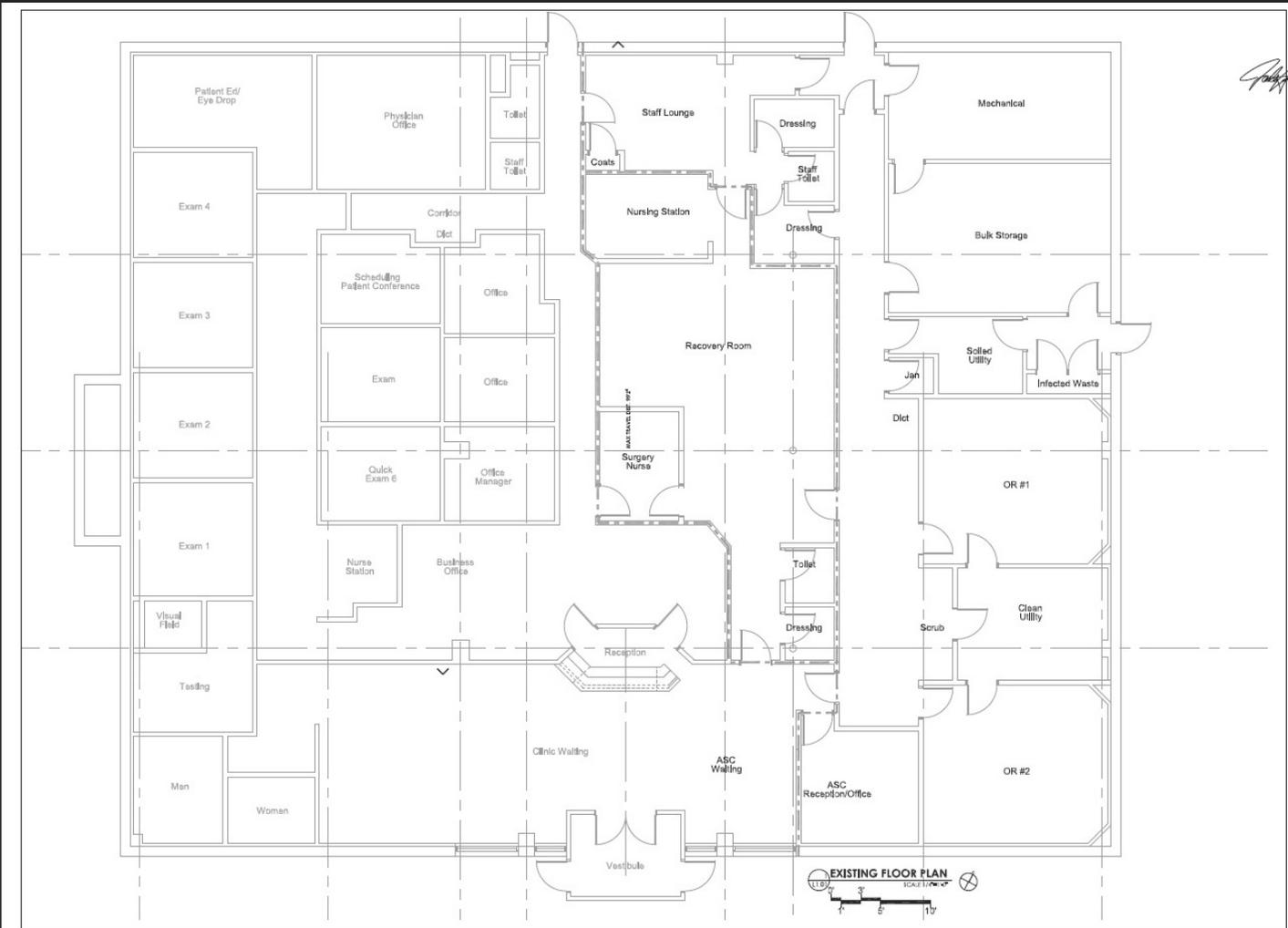
270 East Carmel Drive
Carmel, IN 46032

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EXISTING FLOOR PLAN
MARION SURGERY CENTER
 711 GARDNER DRIVE
 MARION, INDIANA

8/27/24
L1.01

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