

710 E 52ND ST.

710 E 52nd St, Indianapolis, IN 46205

FOR SALE



PROPERTY HIGHLIGHTS

- 4,500+ SF Building
- 0.25-Acre Lot
- Brand New Roof
- 8 On-Site Parking Spaces (Rare for Area)
- Rear Garage / Loading Access
- Flexible Zoning & Multiple Use Potential
- Strong Value-Add Opportunity
- High-Demand Broad Ripple Location

OFFERING SUMMARY

Sale Price:	\$890,000
Lot Size:	8,999 SF
Building Size:	4,672 SF

ADITYA KUMAR

O: 317.454.7171 | C: 317.667.0877
akumar@premiercres.com

PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362
palveal@premiercres.com

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PROPERTY DESCRIPTION

This 4,672 SF building sits on a rare 0.25-acre lot and offers exceptional flexibility for a variety of commercial uses including Retail, Office, Creative, Showroom, or Light Warehouse. A standout feature is the dedicated rear parking lot with 8 on-site spaces, an uncommon advantage in this high-demand submarket. The building also includes rear garage access, ideal for deliveries, storage, or adaptable operational use. The property is supported by strong structural fundamentals, highlighted by a brand new roof, reducing near-term capital expenses. The functional layout lends itself well to reconfiguration or subdivision into multiple suites, creating the opportunity to increase rental income and achieve top-of-market rents. Well-positioned for investors or owner-users seeking long-term upside in a thriving commercial corridor.

LOCATION DESCRIPTION

Immerse yourself in the vibrant retail landscape surrounding 710 E 52nd St. in Indianapolis, IN, 46205. This prime location offers proximity to renowned attractions and a well-established retail scene in the heart of Broad Ripple. Enjoy the dynamic shopping experience at the Fashion Mall at Keystone, or explore the unique boutiques and eateries along the bustling Mass Ave. With a prime location within the city, the area surrounding 710 E 52nd St. provides a thriving environment for retail investment, ensuring a steady stream of foot traffic and exposure to a diverse customer demographic.

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