

# FOR SALE

2,952 SF

\$1.1M

**130 E Main St.  
Carmel, IN 46032**



**B-1 Zoning**

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**GOLARS**  
REAL ESTATE

# Property Description

## Prime Commercial Property in Carmel

- **Prime Location:** Prime location in Carmel Arts & Design District, zoned B-1 for a wide range of office and retail uses. Offers onsite parking and walkable access to downtown amenities—a rare opportunity in central Carmel.
- **Flexible Space:** Three-story building with potential for various uses. Zoning permits a wide range of office and retail applications.
- **Convenient Access:** Well-maintained sidewalks and Main Street access ensure easy entry for customers and employees. With a Walk Score of 85, Bike Score of 75, and close proximity to the Monon Trail and public transit, the location is highly accessible
- **Ample Parking:** The property boasts a large paved parking lot with multiple spaces, ensuring convenience for customers and employees
- **Construction:** Redevelopment potential. The interior layout can be easily adapted to accommodate a variety of business needs, allowing for seamless modifications to suit your vision
- **B-1 Zoning Permitted Use:** Uses within B-1 districts are regulated to ensure they are harmonious with adjacent residential areas, promoting pedestrian access and preventing incompatibility. The district is designed for businesses that provide basic needs for the surrounding residential areas, such as convenience stores, pharmacies, or hair salons.

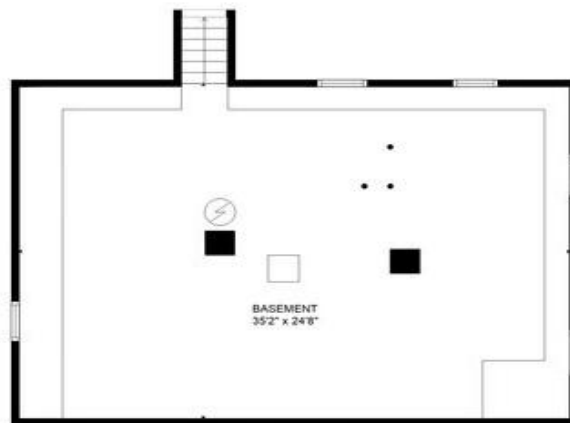
# Floor Plan



FLOOR 2



FLOOR 3



FLOOR 1

Total Area: 2,952 sq.ft

# Office Rendering



# Boutique Rendering





# Interior Design with showroom Rendering



# Industrial Rendering



# Marketing Agency Rendering





# Home Repair Rendering



# Sign & Graphics Rendering



# IT Services Rendering





# Fitness Studio Rendering





# Exterior Rendering



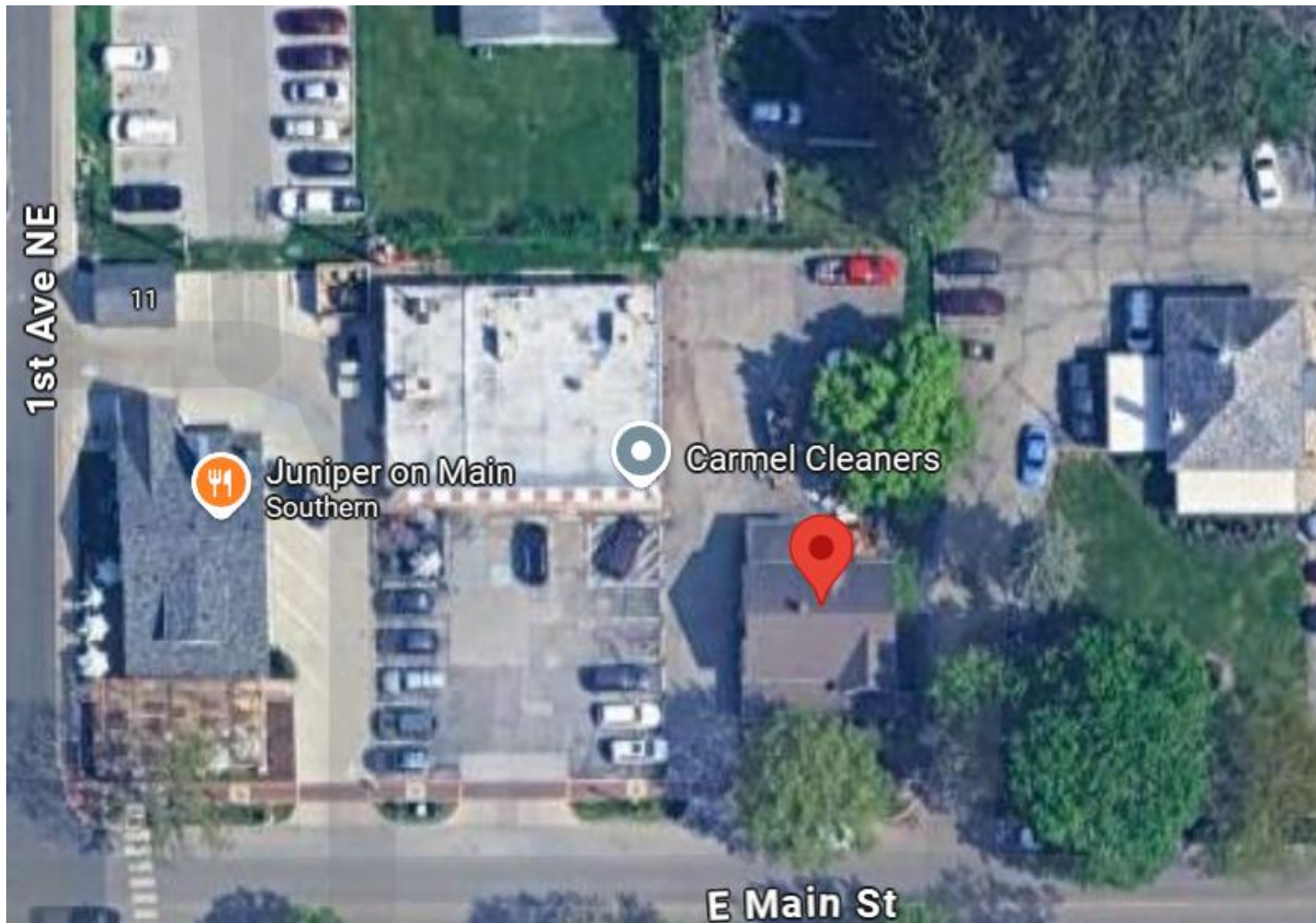
※※Conceptual Rendering

# Actual Site Photo





# Aerial View



# Building Details

Free standing

Construction:  
Masonry

Year  
Built/Renovation:  
1890/2014

Lot Size: 0.20 AC

Zoning B -1

APN/Parcel  
16-10-30-09-05-  
017.000

\$1.1M



# Nearby Major Retailers



jazzercise®



CLAY  
TERRACE



Citizens Bank®

