

FOR SALE

3,656± SF OFFICE BUILDING | ZONED CS

8340 Little Eagle Court | Indianapolis, IN 46234 | Marion County



ASKING PRICE: \$695,000



3,656± SF OFFICE BUILDING AVAILABLE

2 miles west of I-465 on Indy's west side in Wayne Township

Property is well positioned on Indianapolis's west side conveniently located in the NWQ of 10th Street & Country Club Road just 2 miles west of I-465.

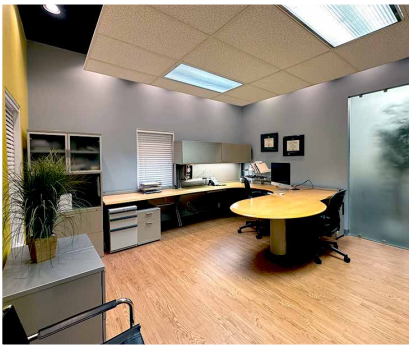
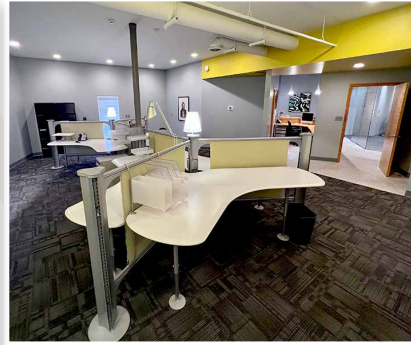
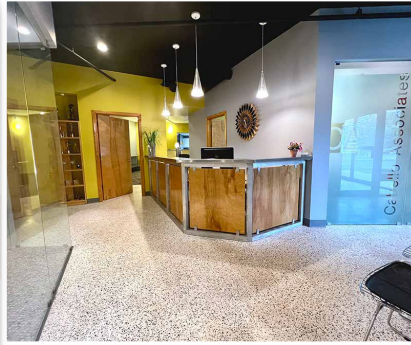
- One-story brick building constructed in 2001 with 20 parking spaces.
- 5 minutes from IU Health West Hospital
- Located on cul-de-sac with other commercial/office tenants
- Nearby amenities include along Rockville Road corridor include shopping, services, restaurants, hospitality and entertainment venues



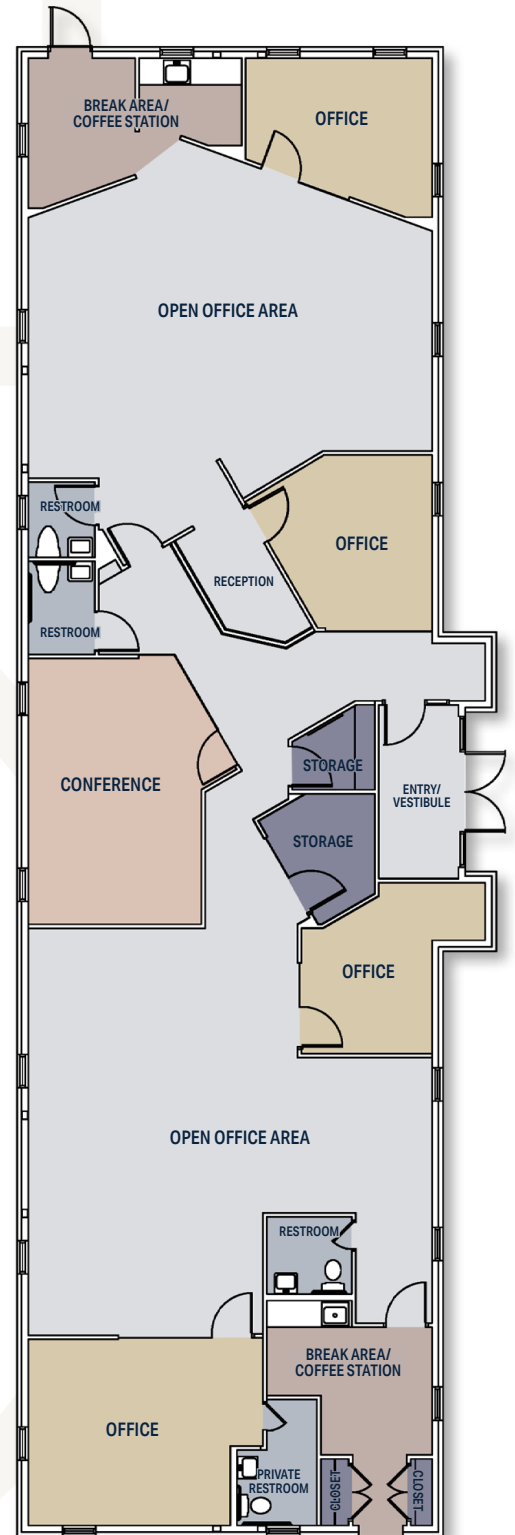
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FLOOR PLAN



CONTACT || MICHAEL R. SEMLER, SIOR || mikes@semlercres.com || 317.590.5838

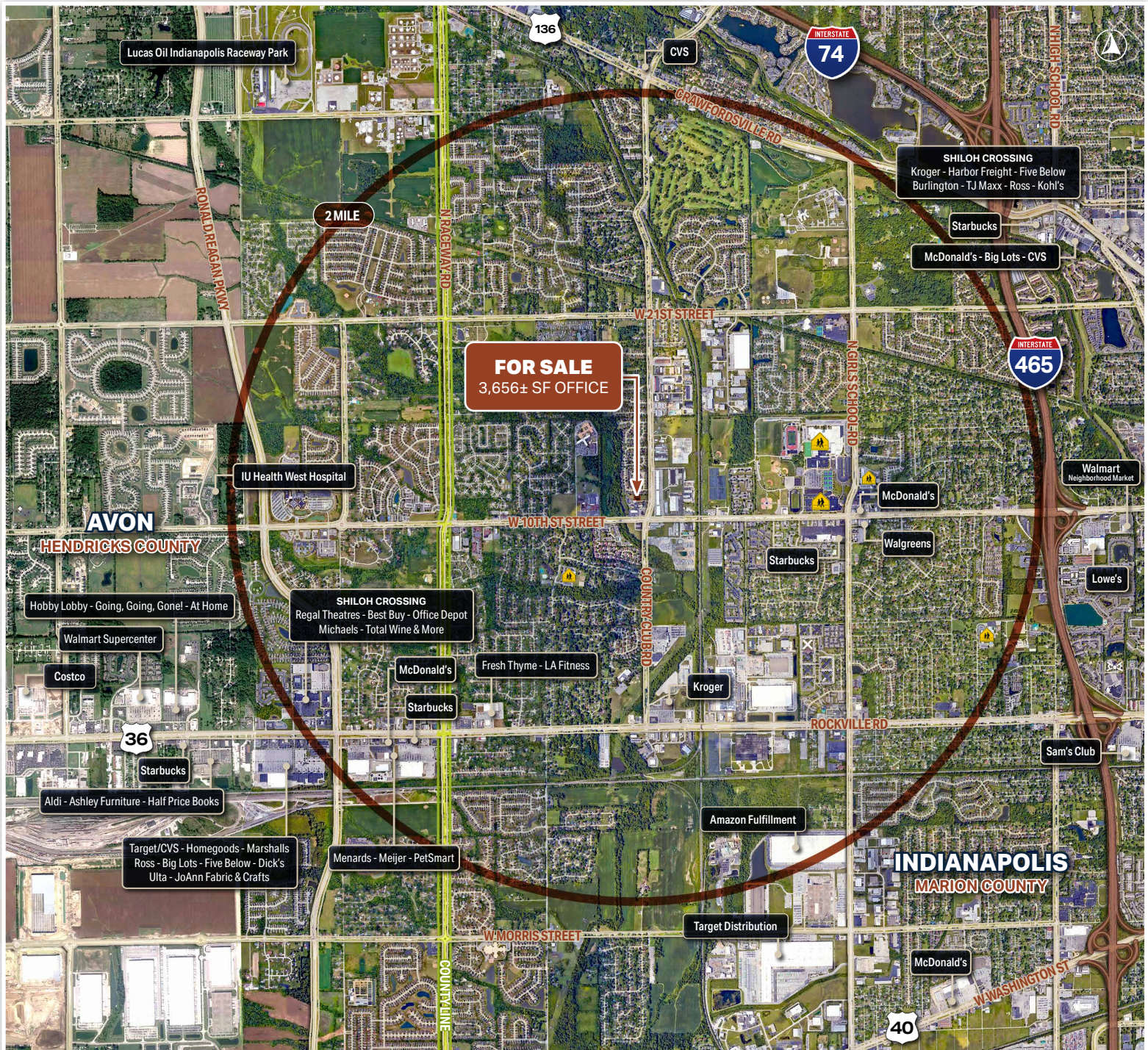
semlercres.com || 930 E. 66th Street || Indianapolis, IN 46220

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DRIVE-TIMES

I-465: 7 minutes | Carmel City Center: 29 minutes | Downtown Indianapolis: 22 minutes | Indianapolis International Airport: 17 minutes

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