

# FOR SALE - 2 Parcels

**KW** COMMERCIAL

## 4700-4702 Southeastern Ave. Indianapolis, IN 46237

**LIST PRICE: \$355,000**

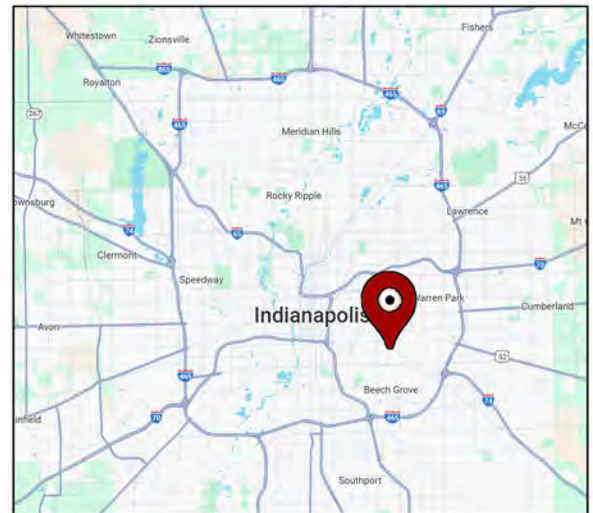


### PROPERTY OVERVIEW

This long-established property offers a rare owner-user or investor opportunity along the Southeastern Avenue corridor — a well-traveled artery connecting Indianapolis's southeast side to downtown. The offering includes two adjoining parcels with existing office, shop, and storage improvements, supported by ample yard and parking space, providing not only a proven location with excellent access, visibility, and infrastructure, but potential for multiple redevelopment opportunities as well.

### PROPERTY HIGHLIGHTS

- Corner Lot, Excellent Visibility and Frontage along Southeastern Avenue
- Two Contiguous Parcels — 0.7 Acres Total — (Office, Shop/Storage, 2nd Outbuilding and Yard Areas)
- 5,269 SF Total SF — (1,890 SF Office, w/1,935 SF attached storage and 1,444 SF Outbuilding)
- Convenient access to I-465, I-70, Downtown Indy, Fountain Square, and Beech Grove
- Traffic: 8,798 Vehicles/Day (Southeastern Ave.)
- Abundant vehicle parking space
- Permanent Zoning Variance for Auto Repair Use (D-3 Variance)
- Established contractor's office and operations site in continuous use for over 50 years
- City planning staff have indicated C-3 zoning would likely be supported upon application
- Extensive 2024 Capital Upgrades: \$42,000+ membrane roof, gutters, downspouts, and skylights on the main building, (transferable 20-year manufacturer's warranty)
- Additional 2017 Improvements: approximately \$20,000 invested in new rubber roofs (1,935 SF storage building and 1,444 SF outbuilding)
- Includes private security camera system (monitored by Indiana Alarm) and perimeter security fencing across most of the site



**Michael Huff - Broker/REALTOR®**  
**Cell/Text: 317.443.5016**  
**Email: michael.huff@kw.com**

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**AERIAL VIEWS**

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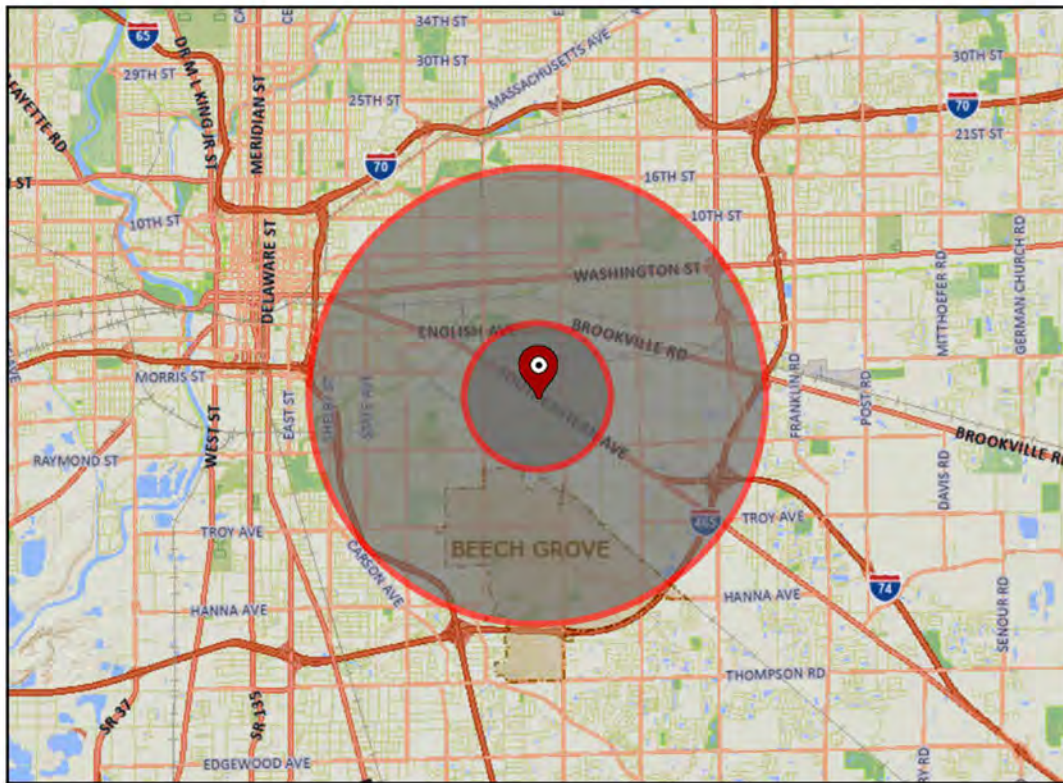
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## 4700-4702 Southeastern Ave. Indianapolis, IN 46237

## Traffic &gt;&gt;

| Collection Street     | Cross Street     | Traffic Vol | Last Mea... |
|-----------------------|------------------|-------------|-------------|
| East Minnesota Str... | Temperance Ave E | 2,954       | 2025        |
| Southeastern Avenue   | S Drexel Ave NW  | 8,798       | 2025        |
| Southeastern Ave      | S Drexel Ave NW  | 8,842       | 2023        |
| Local                 | S Drexel Ave NW  | 8,812       | 2024        |
| Southeastern Ave      | Emerson Ave SE   | 9,430       | 2025        |

Made with TrafficMetrix® Products



## Demographics &gt;&gt;

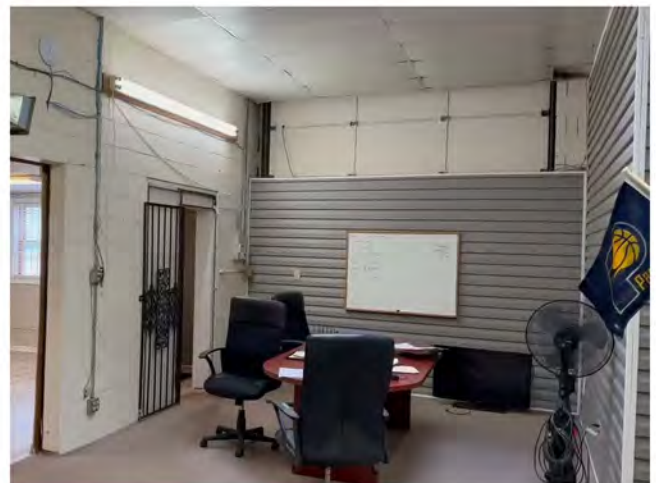
|                             | 1 mile   | 3 miles  |
|-----------------------------|----------|----------|
| Population                  | 8,326    | 101,271  |
| Households                  | 3,173    | 41,949   |
| Median Age                  | 36.80    | 36       |
| Median HH Income            | \$53,280 | \$49,742 |
| Daytime Employees           | 1,649    | 38,080   |
| Population Growth '24 - '29 | ▼ -1.02% | ▲ 0.27%  |
| Household Growth '24 - '29  | ▼ -1.10% | ▲ 0.16%  |

CoStar Data 2025

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**PHOTOS**

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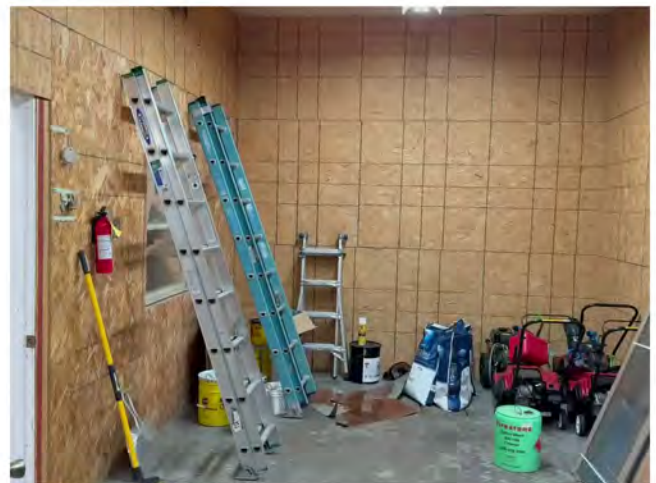
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