

PROPERTY REPORT

5340 N Tacoma Ave, Indianapolis, IN 46220



Presented by

Charlene Gaard



Work: (317) 440-2149 | Mobile: (317) 440-2149 | Fax: (317) 708-4779 |
Fax: (317) 708-4779

Main: charlenegaard@aol.com

NO LIMIT Real Estate, LLC
600 E Carmel Dr Suite 500
Carmel, IN 46032

5340 N Tacoma Ave, Indianapolis, IN 46220

● Active

* New, Active: 1/2/2025

List Price

\$495,000

Active Date: 1/2/2025

Listing ID: 22016422

Price Per Sq Ft

\$141

Property Facts	Public Facts	Listing Facts	Refinements
Property Type	Single Family	Office	9
Property Subtype	Single Family Residential	Office	Office Building
Number of Buildings	-	-	1
Number of Units	0	-	11
Number of Stories	1 story with Basement	-	-
Building Area (sq ft)	2,355	3,499	3,499
Lot Size	7,524 sq ft	7,405 sq ft	7,524 sq ft
Lot Dimensions	7524 SF	-	-
Year Built	1954	1954	1954
Roofing	Asphalt	Shingle	Shingle
Heating	Hot Water	Forced Air, Gas	Forced air, gas
Cooling	Central	Central Electric	Central electric
Garage (spaces)	0	-	-
Basement	Partial Basement	No	Partial
Foundation	Crawl/Raised	-	-
Construction	Brick	-	-

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Extended Property Facts

Structure Details

Roofing Shingle

Property Features

Roof Features Shingle
Road Concrete, Asphalt
Lot Size Range <1/4 Acre
Cooling Central Electric
Heating Gas, Forced Air
Utilities Sewer Conn., Gas, Water, Electricity Connected
Building Sqft 3,499 sq ft

Interior Details

Number of Plumbing Fixtures 7
1st Floor 2355 sq ft
Base Area 2355 sq ft
Basement 572 sq ft

Exterior Details

Topography Rolling
Lot Size - Square Feet 7,524 sq ft
Lot Size - Acres 0.17 acres
Neighborhood Code 8447300
Water None
Sewer None

Location Details

Directions to Property GPS Friendly

Other Details

Effective Year Built 1990
Building Condition Average
Building Quality C+
Paving (only used when Asphalt or Concrete not specified) 3449

Listing Facts and Details

Listing Details

Listing ID: 22016422
Listing Source: MIBOR REALTOR® Association – Broker Listing Cooperative®
Original List Price: \$495,000
Original List Date: 1/2/2025
Current List Price: \$495,000
Listing Agreement Type: Exclusive Right to Sell(ER)
Possession: ["Closing"]
Utilities: Sewer Conn., Gas, Water, Electricity Connected

Details:

What a great opportunity and so many possibilities! This was used as a real estate office for over 30 years so it has a reception area, break room, 3 full bathrooms and 2 half bathrooms as well as 11 small offices and a storage room and 2 executive offices. This would be perfect used as an office suite, call center, real estate, dental or medical office, counseling center or so much more! Recently it has been used as a cleaning company headquarters. With 2 parking areas there is ample parking!

Legal:

SEC:8016004 DIST:0008 CITY/MUNI/TWP:WASHINGTON TOWNSHIP SUBD:FITZGERALDS SUBDIVISION FITZGERALDS SUB MALOTT PARK BLK 24 60'E END LOTS11 12 13

Price Change History

Change Date	Description	New List Price	% Change
1/2/2025	Active	\$495,000	–

Public Facts

Owner Information

Owner Name (Public) PINK RENTALS LLC
Mailing Address 514 N 26Th St Lafayette IN 47904-2831
Vesting Company/Corporation

Legal Description

Parcel Number 49-07-08-107-021.000-801
Tax ID 8037073
County Marion County
City/Municipality/Township WASHINGTON TOWNSHIP
Census Tract 180973217.004023
Carrier Route C043
Abbreviated Description SEC:8016004 DIST:0008 CITY/MUNI/TWP:WASHINGTON TOWNSHIP SUBD:FITZGERALDS SUBDIVISION FITZGERALDS SUB MALOTT PARK BLK 24 60'E END LOTS11 12 13
Current Use Office

Assessed Values

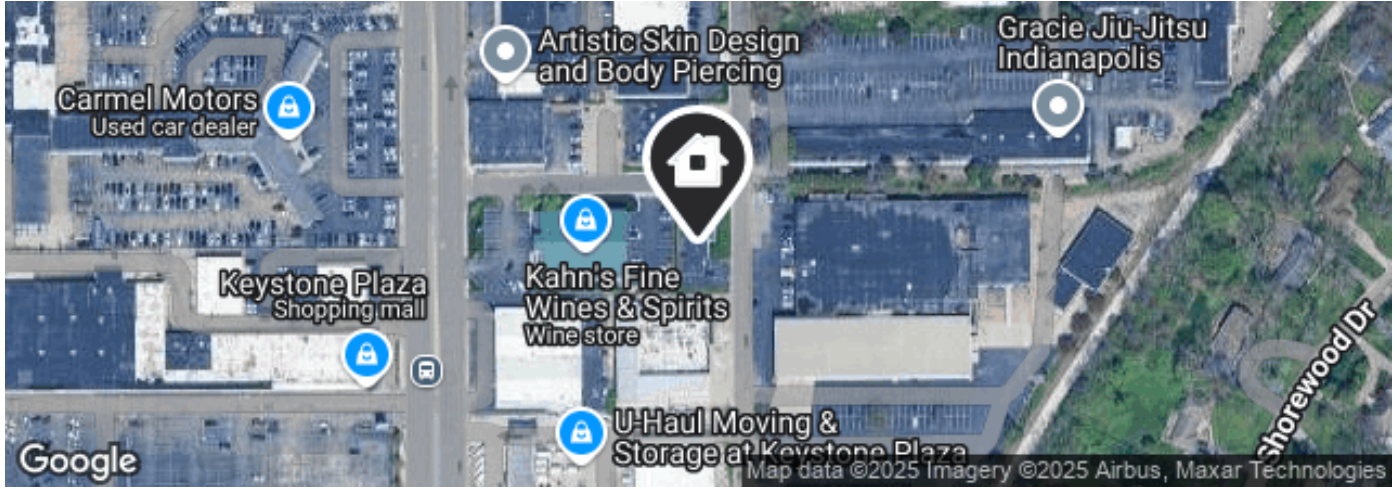
Date	Improvements	Land	Total	Tax
2023	\$102,100	\$16,600	\$118,700	\$3,248
2022	\$102,100	\$16,600	\$118,700	\$3,255
2021	\$86,700	\$15,100	\$101,800	\$2,975
2020	\$89,000	\$15,100	\$104,100	\$3,036
2019	\$76,700	\$15,100	\$91,800	\$2,725
2018	\$76,700	\$15,100	\$91,800	\$2,812
2017	\$125,100	\$15,100	\$140,200	\$3,795
2016	\$118,000	\$15,100	\$133,100	\$4,051

2014	\$119,700	\$15,100	\$134,800	\$3,869
2013	—	—	—	\$3,914
2012	\$145,100	\$15,100	\$160,200	\$4,426
2011	\$152,700	\$18,800	\$171,500	—
2010	\$148,500	\$18,800	\$167,300	\$5,205

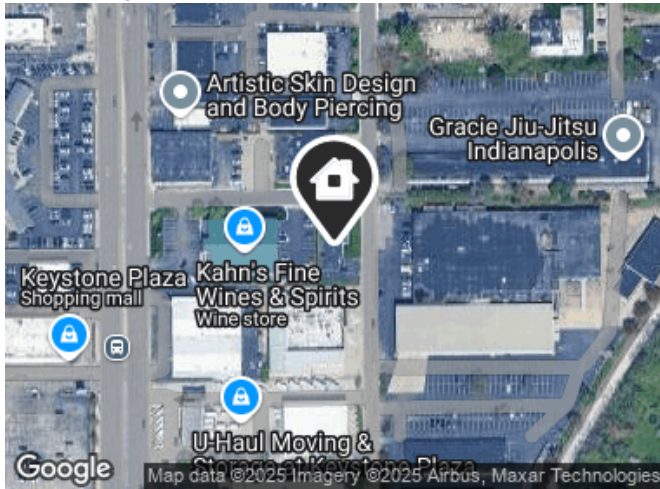
Deed Records

Recording Date	1/31/2018
Document Type	Deed
Buyer Name	PINK RENTALS LLC
Buyer ID	Company or Corporation
Seller Name	REAL ESTATE UNLIMITED MANAGEMENT CO LLC
Seller ID	Company or Corporation
Document #	A201800010074
Contract Date	12/19/2017

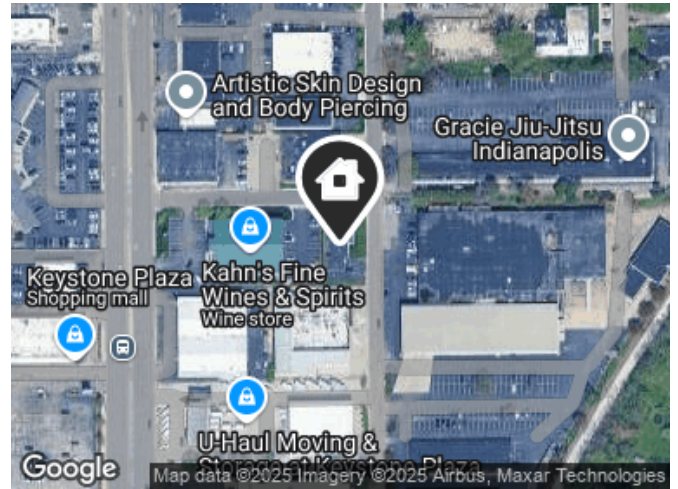
Maps



Legend:  Subject Property

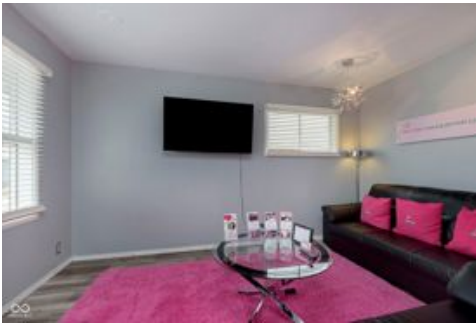


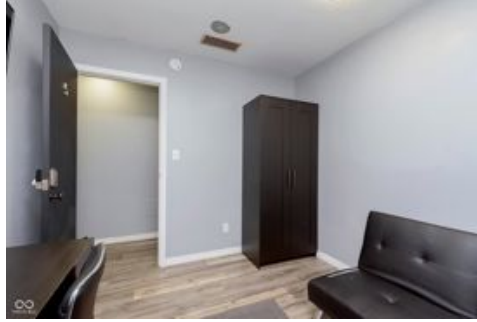
Legend:  Subject Property



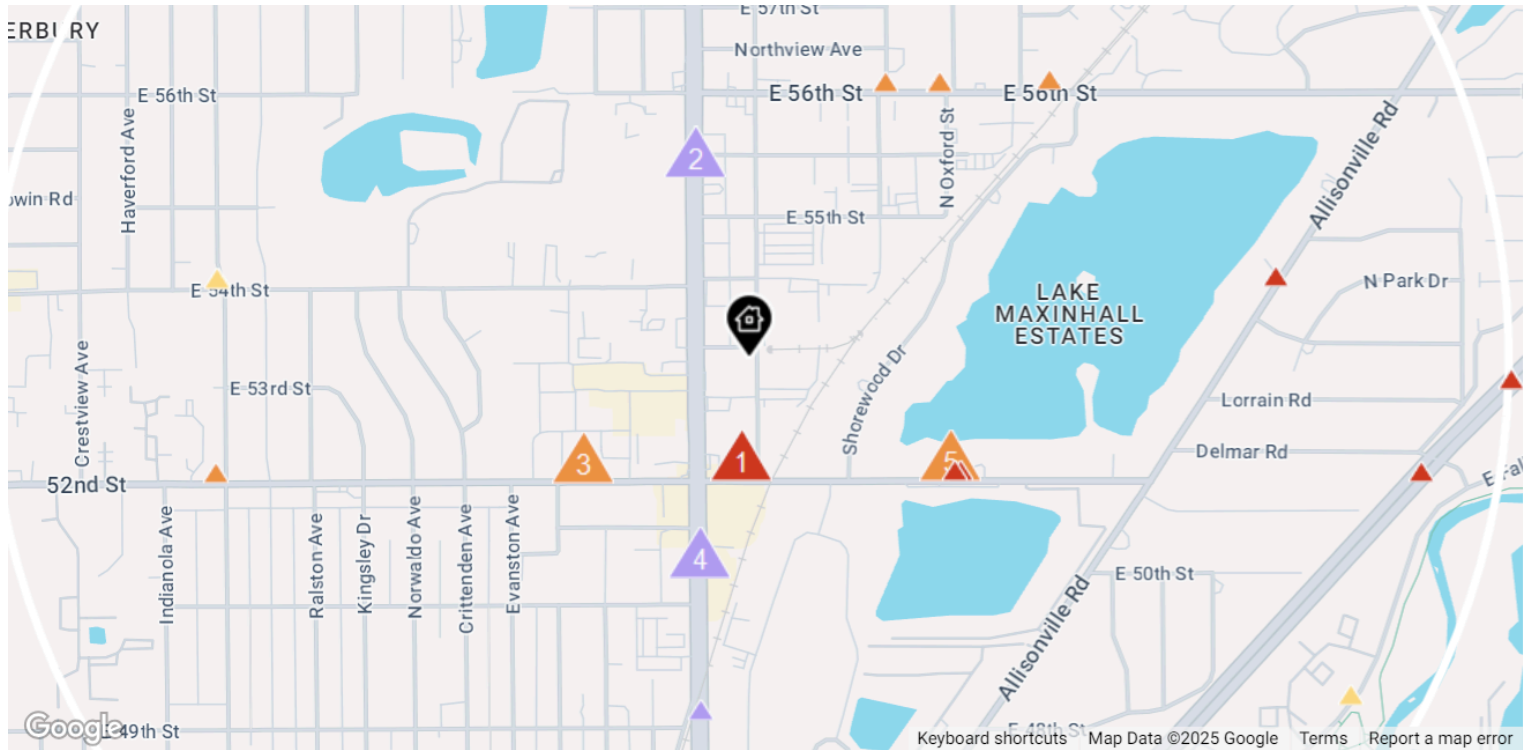
Legend:  Subject Property

Property Photos





Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

15,560

2024 Est. daily traffic counts

Street: **E 52nd St**
Cross: **N Tacoma Ave**
Cross Dir: **E**
Dist: -

Historical counts

Year	Count	Type

2

36,431

2024 Est. daily traffic counts

Street: **N Keystone Ave**
Cross: **E 55th Pl**
Cross Dir: **N**
Dist: -

Historical counts

Year	Count	Type
2015	35,760	AA DT
2012	39,975	AD T
2010	33,914	AD T
2007	38,689	AA DT
2005	37,628	AD T

3

13,082

2024 Est. daily traffic counts

Street: **E 52nd St**
Cross: **Caroline Ave**
Cross Dir: **W**
Dist: -

Historical counts

Year	Count	Type
2009	13,899	AD T

4

31,564

2024 Est. daily traffic counts

Street: **N Keystone Ave**
Cross: **E 51st St**
Cross Dir: **S**
Dist: -

Historical counts

Year	Count	Type
2017	32,100	AA DT
2016	31,814	AA DT
2015	31,719	AA DT

5

10,895

2024 Est. daily traffic counts

Street: **E 52nd St**
Cross: **Tropical Dr**
Cross Dir: **E**
Dist: -

Historical counts

Year	Count	Type

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

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- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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