

FOR SALE - FREESTANDING BUILDING

MEDICAL/OFFICE/RETAIL

**1202 N PENNSYLVANIA AND 12TH
STREETS, INDIANAPOLIS, IN 46202**



\$610,000.00

PROPERTY HIGHLIGHTS

- Versatile usage as medical/office/retail space
- \$5 billion IU Health expansion and consolidation (IU University/Methodist Hospitals and Medical services) from 16th Street to 12th Street on 44 acres
- Short distance to IUPUI campus (20,500 students)
- Positive downtown housing market (luxury and contemporary)
- Walkable neighborhoods/Mass Ave
- Interstate exposure

SQUARE FEET

1,750 Sq/Ft

ZONING

C-4

TRAFFIC COUNTS

N Pennsylvania St - 10,495

N Meridian St - 28,510

HWY 65 - 105,826

PARKING

13 parking spaces

BILL CONWAY

C 317.500.1244

O 317.814.2111

BCONWAY@C21CRE.COM

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SITE PLAN

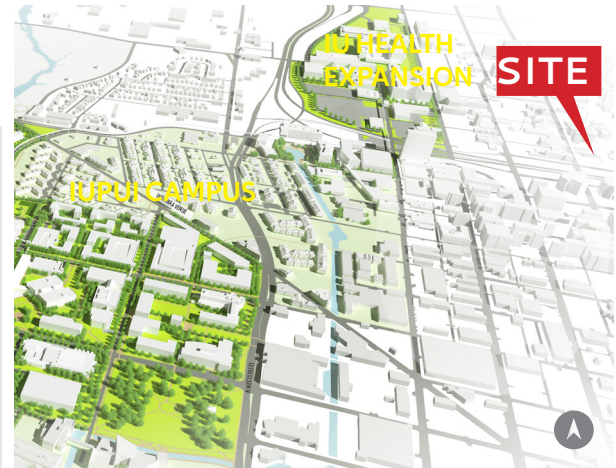
Lot Size: 5,502 SF

PARKING Asphalt parking area	1 story masonry building 1,750 SF
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27'7"

East 12th St

North Pennsylvania St.



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