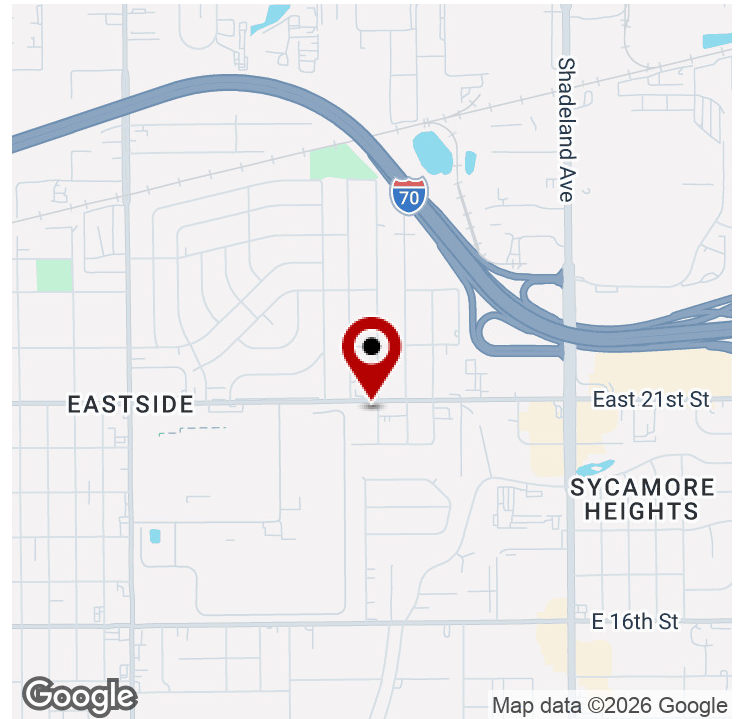


OFFICE FOR SALE & LEASE

STAND ALONE OFFICE BUILDING FOR SALE / FOR LEASE

6635 E 21st, Indianapolis, IN 46219



PROPERTY DESCRIPTION

Looking for room to grow? This 7,548 SF former medical office offers a flexible, ADA-accessible layout that could work well for a medical office, church, daycare, community organization, or other professional use. Tons of recent improvements throughout including a new roof, water heater, eight gas furnaces and AC units, motion-sensored flood lights, new LED lighting, resurfaced parking lot, and More! Inside, you'll find three private offices, four restrooms, a conference room, break room, large waiting area, and a huge open room that could be used as a sanctuary, classroom, activity area, treatment space, showroom, or collaborative workspace. Two parking lots provide nearly 50 spaces, while multiple entrances make access easy for staff, clients, and visitors. Don't miss this one!

OFFERING SUMMARY

Sale Price:	\$1,750,000
Lease Rate:	\$20.00 SF/yr (NN)
Building Size:	7,548 SF
Zoning:	C-1
Lot Size:	1.2 Acres
Annual Taxes:	\$11,096.42

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Shellyj9125@gmail.com
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It's Your Vision. Why Wait?



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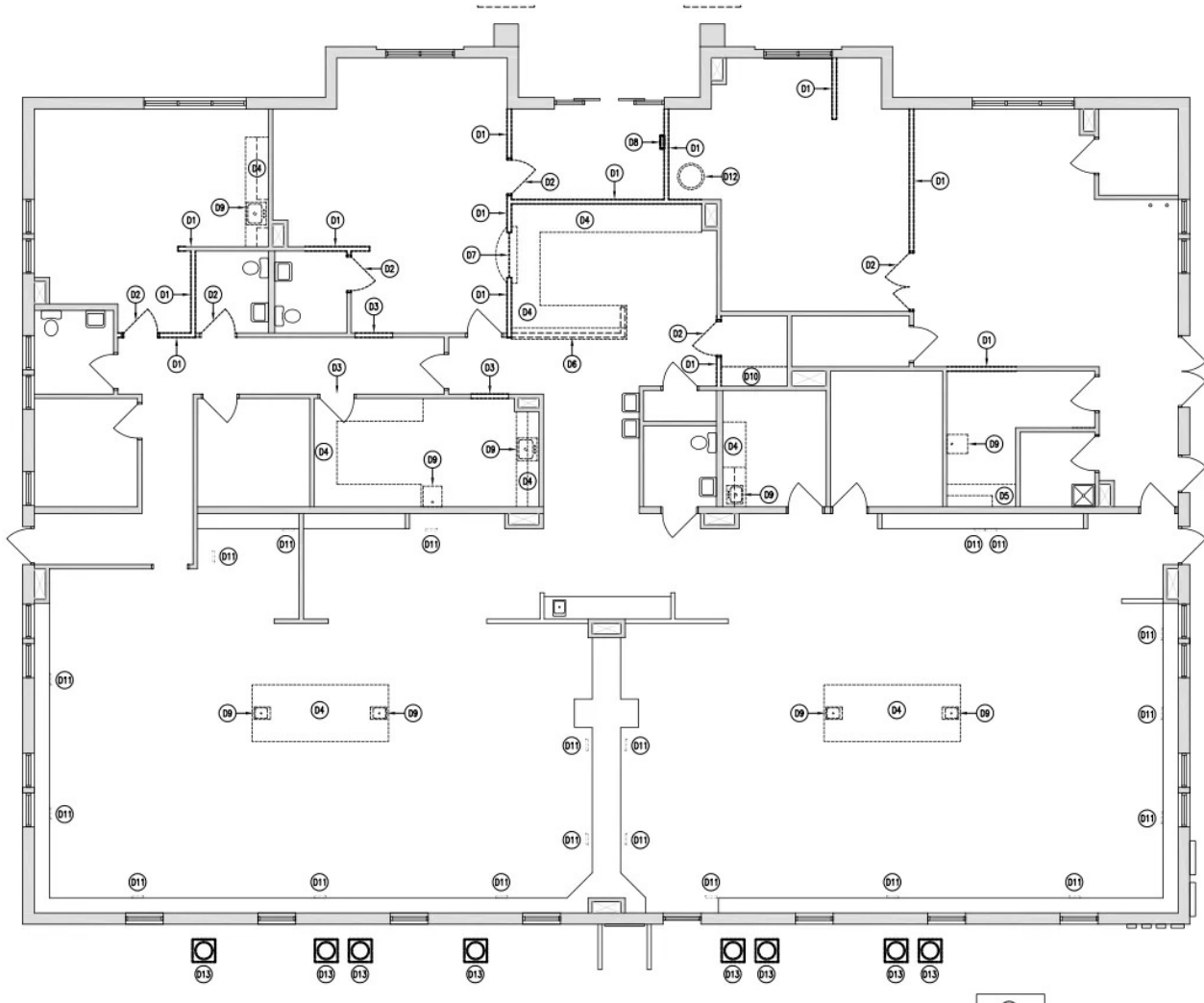
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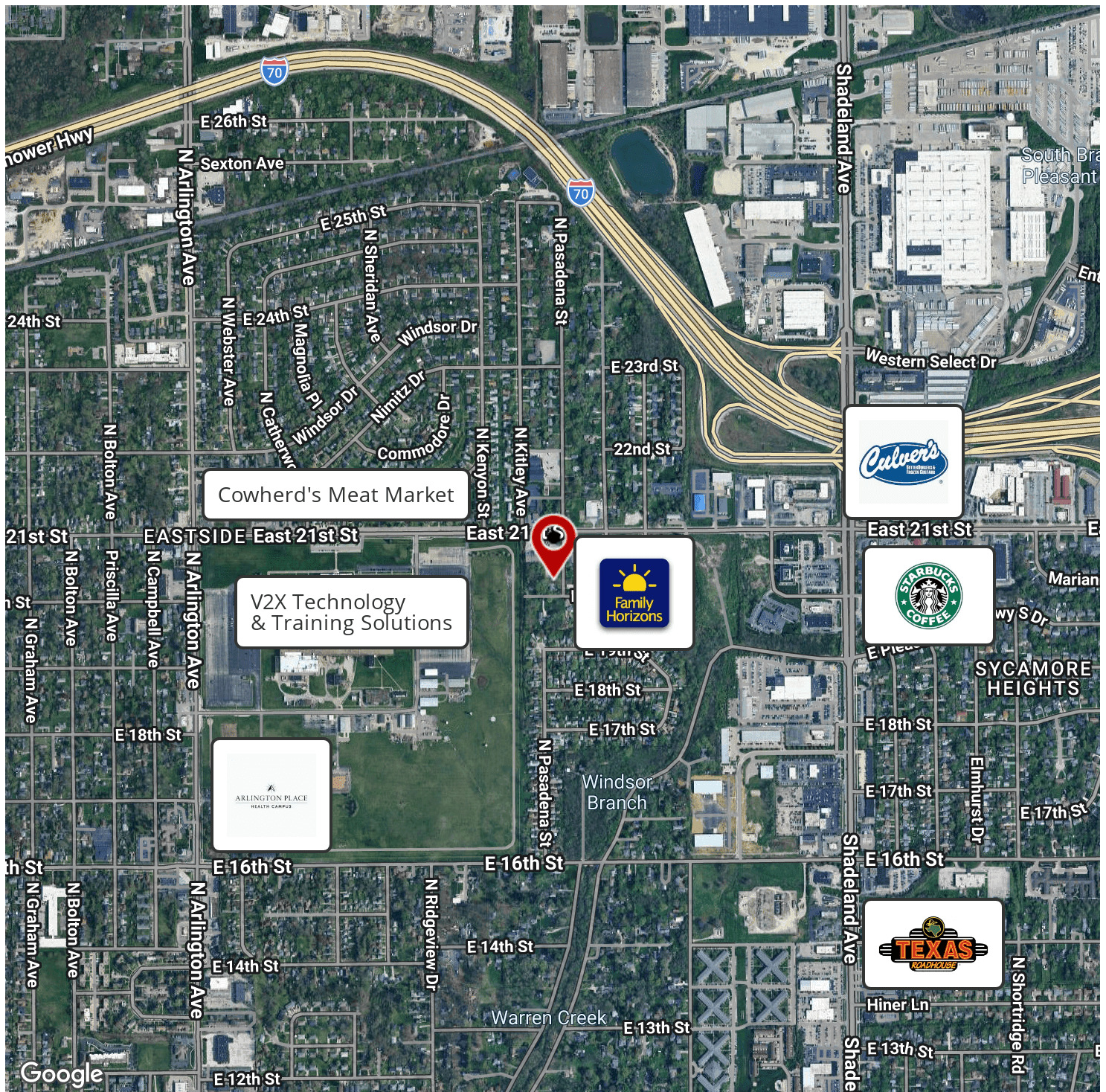


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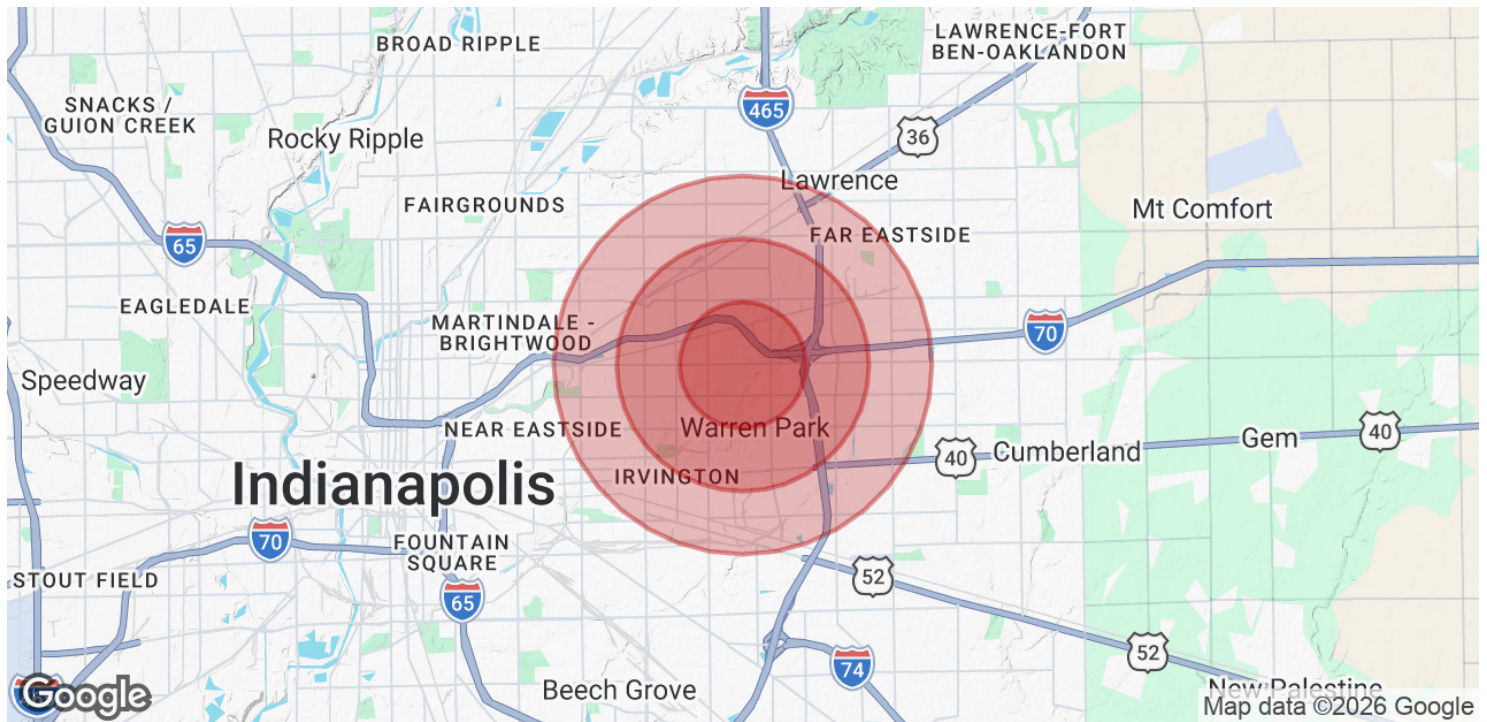
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,895	38,390	88,241
Average Age	35.1	36.7	35.8
Average Age (Male)	32.9	34.2	33.1
Average Age (Female)	36.5	38.6	38.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,146	16,022	37,539
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$50,540	\$62,690	\$61,521
Average House Value	\$130,886	\$166,696	\$160,729

2023 American Community Survey (ACS)

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