

**FOR SALE - FREESTANDING BUILDING**

**MEDICAL/OFFICE/RETAIL**

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



**\$698,500.00**

## 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**

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## SITE PLAN

Lot Size: 5,502 SF

### PARKING

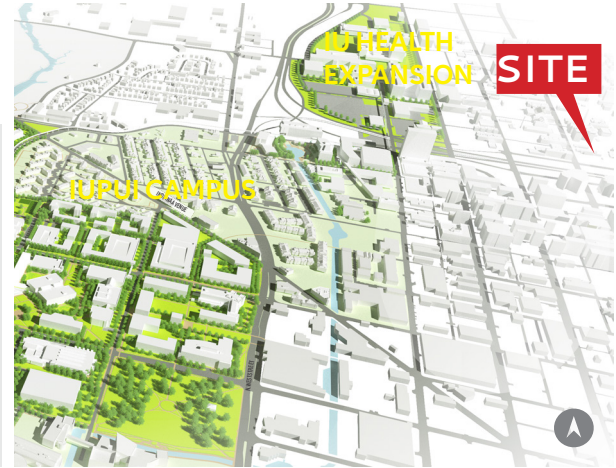
Asphalt parking area

1 story masonry  
building 1,750 SF

27'7"

East 12th St

North Pennsylvania St.



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