

**FOR SALE**  
+/- 19,000 SF School/Medical  
Building on 3.72 Acres

**1315 S SHERMAN DR**

Indianapolis, IN 46203

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,750,000
<b>LOT SIZE:</b>	3.72 Acres
<b>BUILDING SIZE:</b>	18,905 SF
<b>ZONING:</b>	C1
<b>PARKING:</b>	Approx. 30 spaces (on site)

## PROPERTY DESCRIPTION

+/- 19,000 SF special purpose building for sale on the east side of Indianapolis. Property is well-suited for a variety of uses with ample parking, a large 3.72-acre lot, and the ability to be single or multi-tenant.

## PROPERTY HIGHLIGHTS

- +/- 19,000 SF special purpose building with ample parking and acreage
- Well-suited for a variety of uses such as: School, daycare, medical, church, etc.
- Access to downtown Indianapolis, Fountain Square, and Highway I-465
- C1 Zoning
- Fenced playground on site
- Commercial kitchen within building

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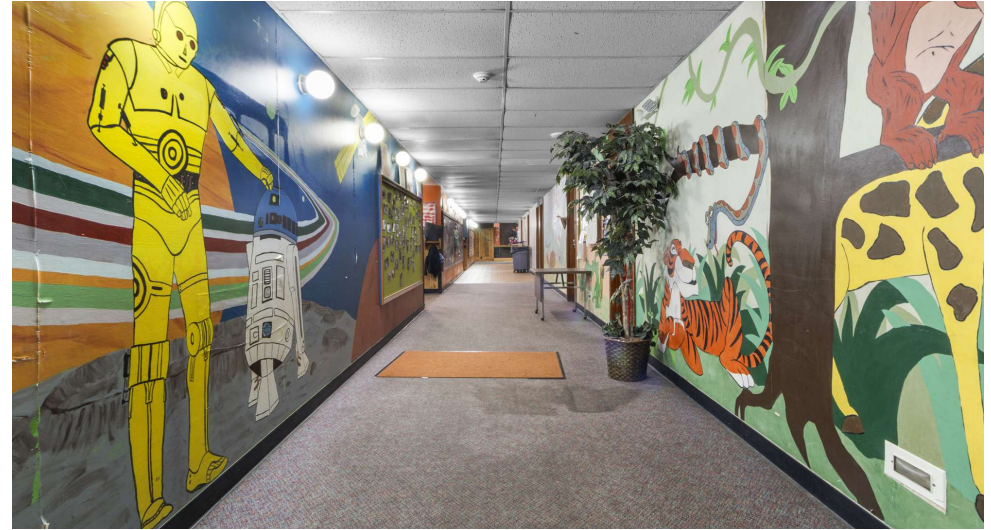
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## ADDITIONAL PHOTOS



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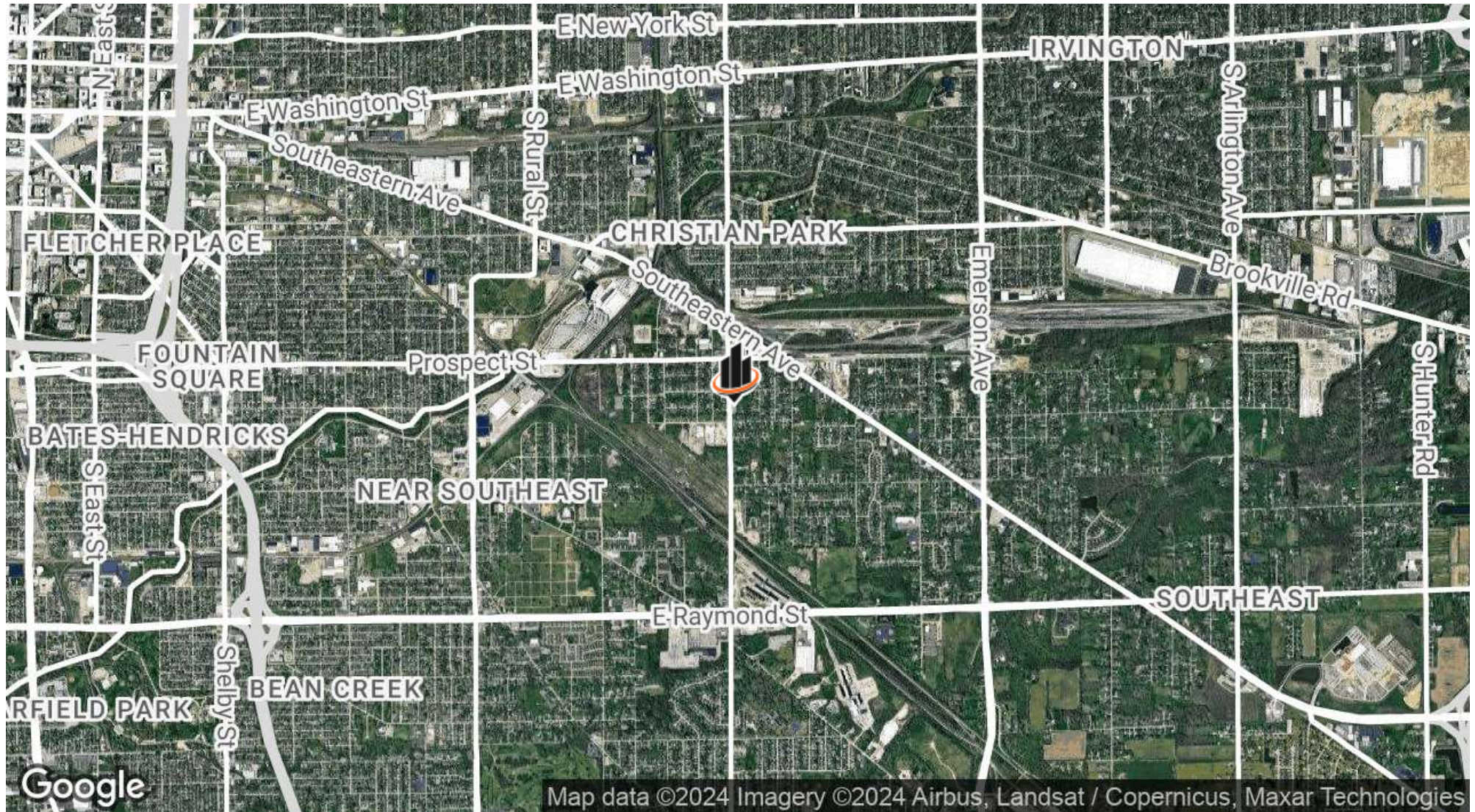








# LOCATION MAP



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## ABOUT SVN



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