

4700-4702 Southeastern Ave. Indianapolis, IN 46237

LIST PRICE: \$319,000

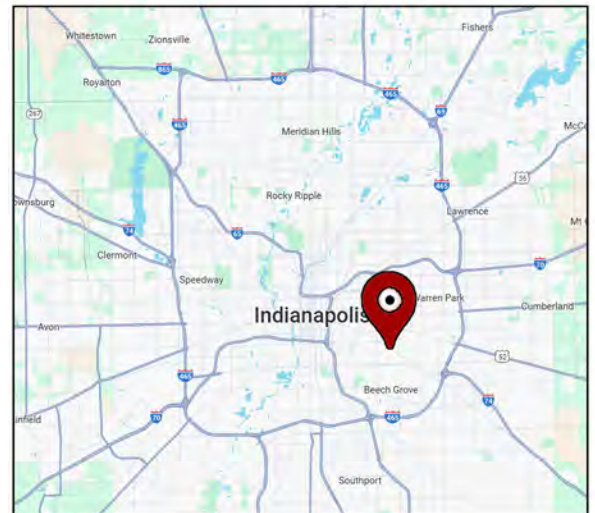


PROPERTY OVERVIEW

This long-established property offers a rare owner-user or investor opportunity along the Southeastern Avenue corridor — a well-traveled artery connecting Indianapolis's southeast side to downtown. The offering includes two adjoining parcels with existing office, shop, and storage improvements, supported by ample yard and parking space, providing not only a proven location with excellent access, visibility, and infrastructure, but potential for multiple redevelopment opportunities as well.

PROPERTY HIGHLIGHTS

- Corner Lot, Excellent Visibility and Frontage along Southeastern Avenue
- Two Contiguous Parcels – 0.7 Acres Total – (Office, Shop/Storage, 2nd Outbuilding and Yard Areas)
- 5,269 SF Total SF – (1,890 SF Office, w/1,935 SF attached storage and 1,444 SF Outbuilding)
- Convenient access to I-465, I-70, Downtown Indy, Fountain Square, and Beech Grove
- Traffic: 8,798 Vehicles/Day (Southeastern Ave.)
- Abundant vehicle parking space
- Permanent Zoning Variance for Auto Repair Use (D-3 Variance)
- Established contractor's office and operations site in continuous use for over 50 years
- City planning staff have indicated C-3 zoning would likely be supported upon application
- Extensive 2024 Capital Upgrades: \$42,000+ membrane roof, gutters, downspouts, and skylights on the main building, (transferable 20-year manufacturer's warranty)
- Additional 2017 Improvements: approximately \$20,000 invested in new rubber roofs (1,935 SF storage building and 1,444 SF outbuilding)
- Includes private security camera system (monitored by Indiana Alarm) and perimeter security fencing across most of the site

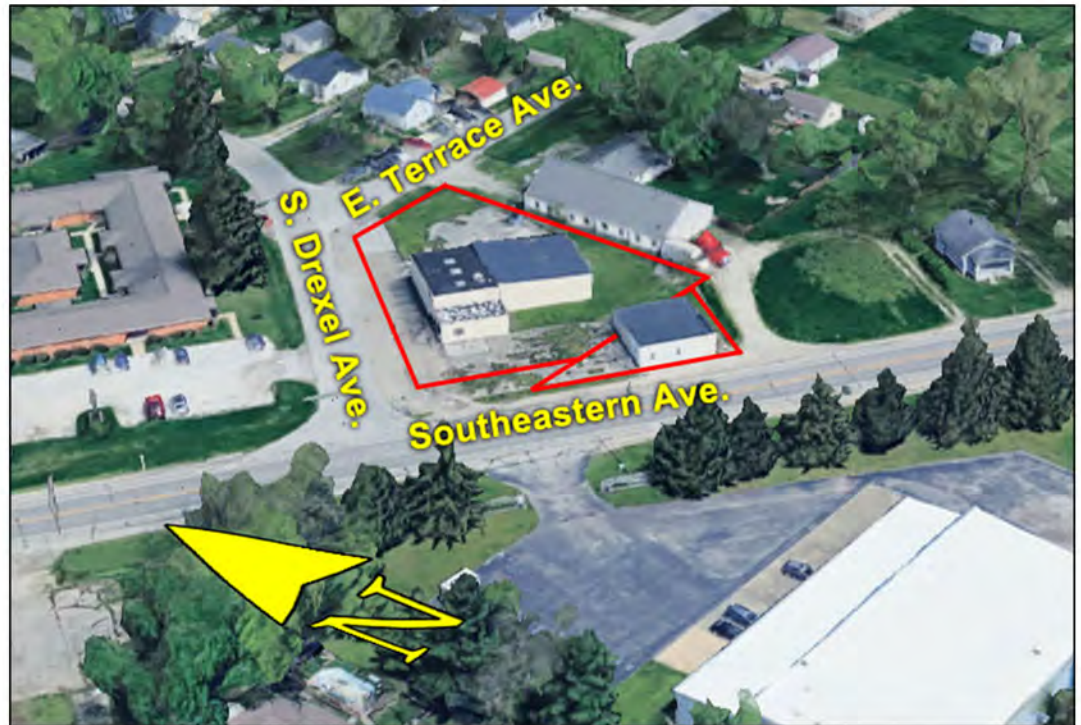


Michael Huff - Broker/REALTOR®
Cell/Text: 317.443.5016
Email: michael.huff@kw.com

FOR SALE - 2 Parcels

AERIAL VIEWS

4700-4702 Southeastern Ave. Indianapolis, IN 46237



KW COMMERCIAL

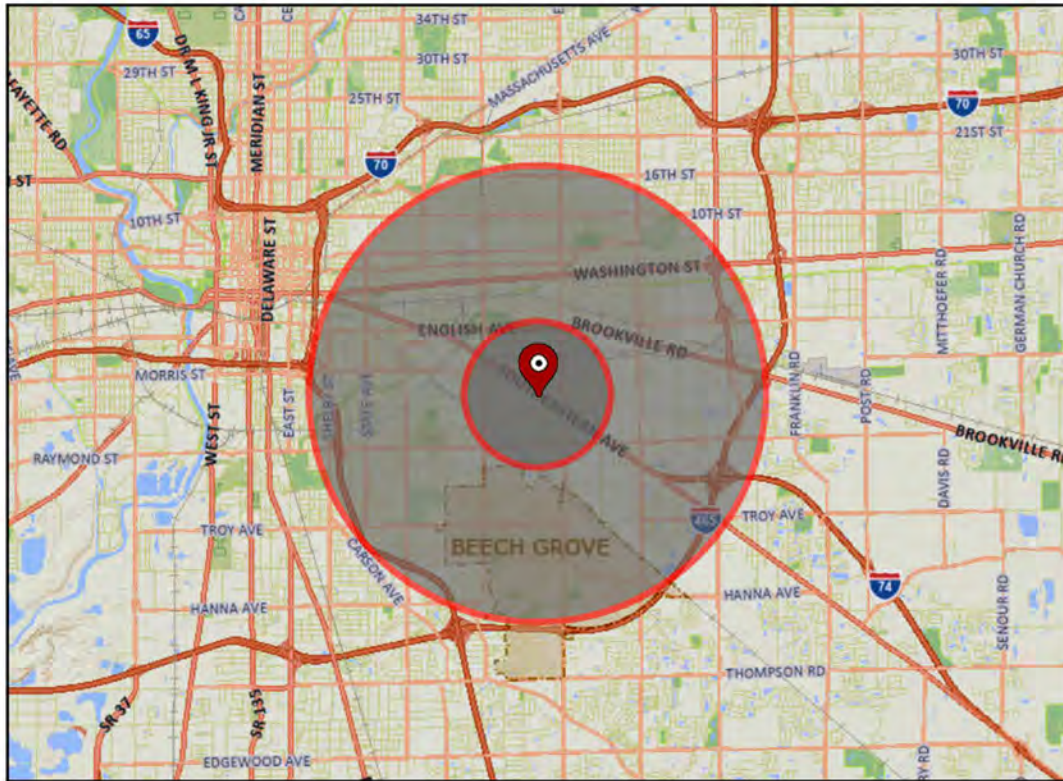
Michael Huff - Broker/REALTOR®
Cell/Text: 317.443.5016
Email: michael.huff@kw.com

4700-4702 Southeastern Ave. Indianapolis, IN 46237

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...
East Minnesota Str...	Temperance Ave E	2,954	2025
Southeastern Avenue	S Drexel Ave NW	8,798	2025
Southeastern Ave	S Drexel Ave NW	8,842	2023
Local	S Drexel Ave NW	8,812	2024
Southeastern Ave	Emerson Ave SE	9,430	2025

Made with TrafficMetrix® Products



Demographics >>

	1 mile	3 miles
Population	8,326	101,271
Households	3,173	41,949
Median Age	36.80	36
Median HH Income	\$53,280	\$49,742
Daytime Employees	1,649	38,080
Population Growth '24 - '29	▼ -1.02%	▲ 0.27%
Household Growth '24 - '29	▼ -1.10%	▲ 0.16%

CoStar Data 2025

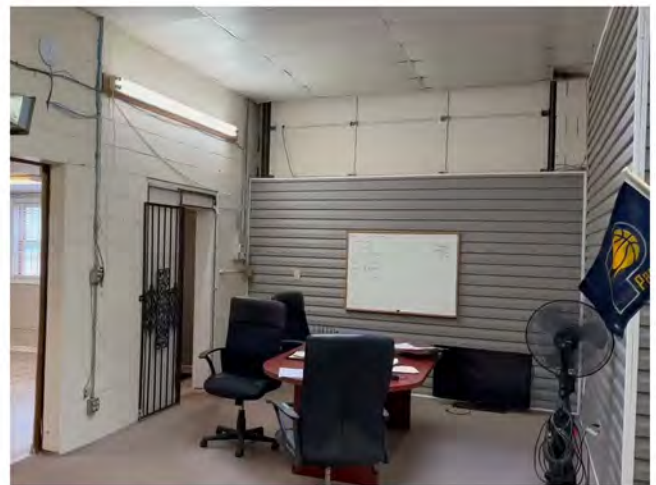
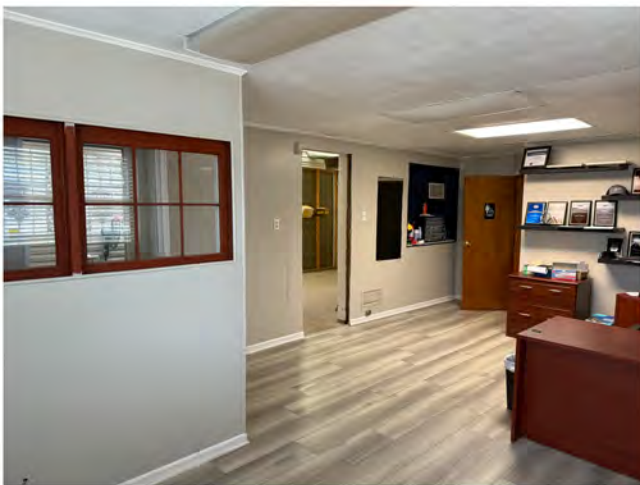


Michael Huff - Broker/REALTOR®
 Cell/Text: 317.443.5016
 Email: michael.huff@kw.com

FOR SALE - 2 Parcels

PHOTOS

4700-4702 Southeastern Ave. Indianapolis, IN 46237



KW COMMERCIAL

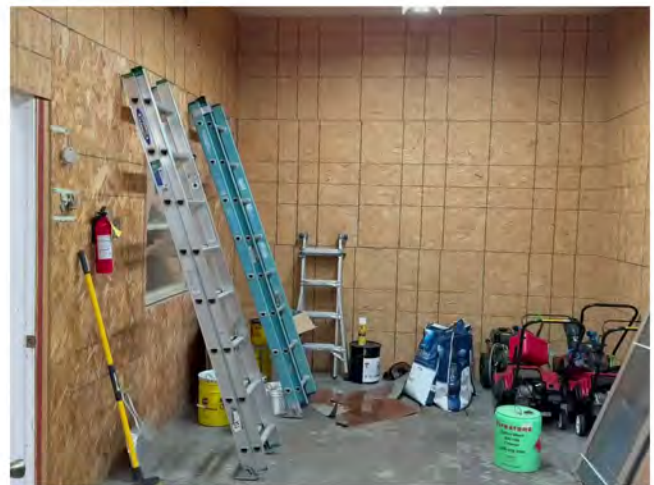
Michael Huff - Broker/REALTOR®
Cell/Text: 317.443.5016
Email: michael.huff@kw.com

For informational purposes only — information believed reliable but not verified; no warranties or guarantees; subject to change or withdrawal without notice.
©2025 KW Commercial and affiliates. All rights reserved.

FOR SALE - 2 Parcels

PHOTOS

4700-4702 Southeastern Ave. Indianapolis, IN 46237



KW COMMERCIAL

Michael Huff - Broker/REALTOR®
Cell/Text: 317.443.5016
Email: michael.huff@kw.com

©2025 KW Commercial and affiliates. This information has been obtained from sources believed reliable. KW Commercial has not verified it and makes no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates are for example only and do not represent the current or future performance of the property. All descriptions, dimensions, and other details are believed to be accurate but are subject to errors, omissions, changes in price, rental rates, or other terms, or withdrawal without notice. This document is for informational purposes only and does not constitute an offer or solicitation to sell or lease. Interested parties should conduct their own independent investigation and consult appropriate professionals to verify all information before entering into any transaction.