



**SALE**

**860 Virginia Avenue**

**860 VIRGINIA AVENUE**

Indianapolis, IN 46203

**PRESENTED BY:**

**JESS LAWHEAD, CCIM**

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IN #RB14047741

**NICK O'PATTERSON**

O: 317.586.0541

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IN #RB25000914



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,250,000
<b>NUMBER OF UNITS:</b>	2
<b>LOT SIZE:</b>	0.43 Acres
<b>BUILDING SIZE:</b>	9,872 SF
<b>ZONING</b>	C5

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### PROPERTY DESCRIPTION

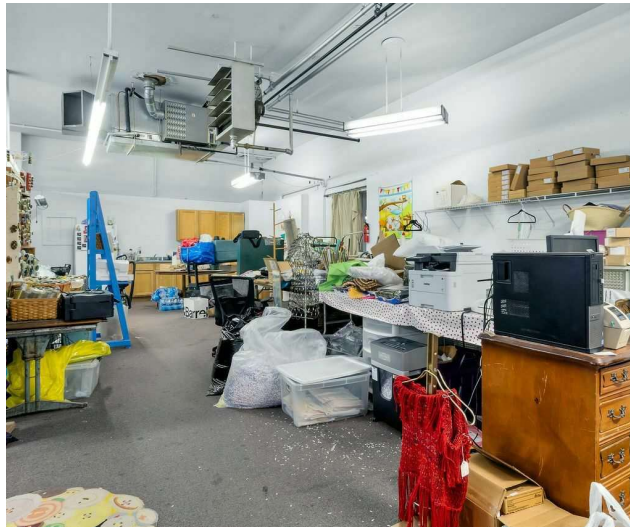
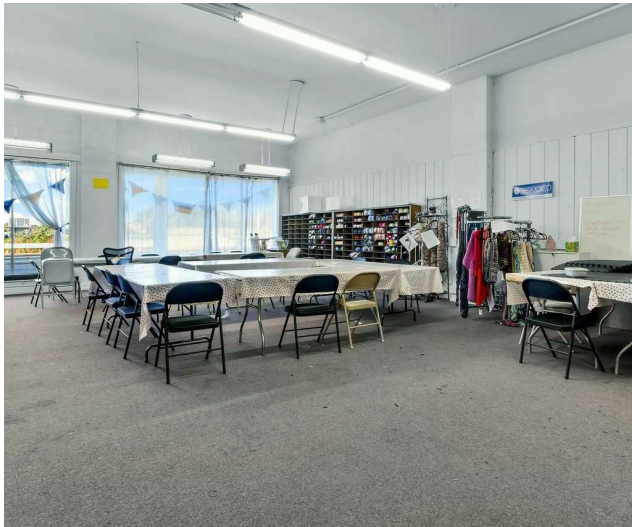
This freestanding building offers a flexible layout suitable for a variety of commercial uses. The structure includes multiple entrances, a drive-in door, and on-site parking for customers and staff. Its prominent frontage on Virginia Avenue ensures high visibility and easy access.

### PROPERTY HIGHLIGHTS

- 12 on-site parking spaces
- 173 feet of frontage on Virginia Avenue
- Direct access from both Virginia Avenue and an alley
- 11' Drive-in door for loading or deliveries
- Strong traffic counts with high daily visibility
- Flexible space for retail, office, warehouse, or service uses



## ADDITIONAL PHOTOS



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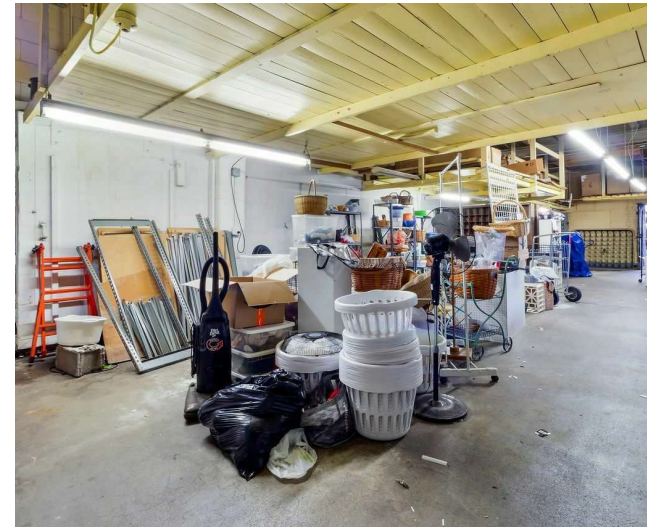
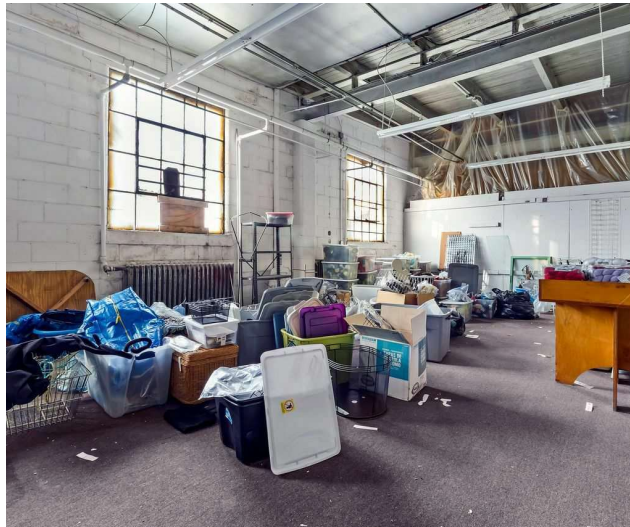
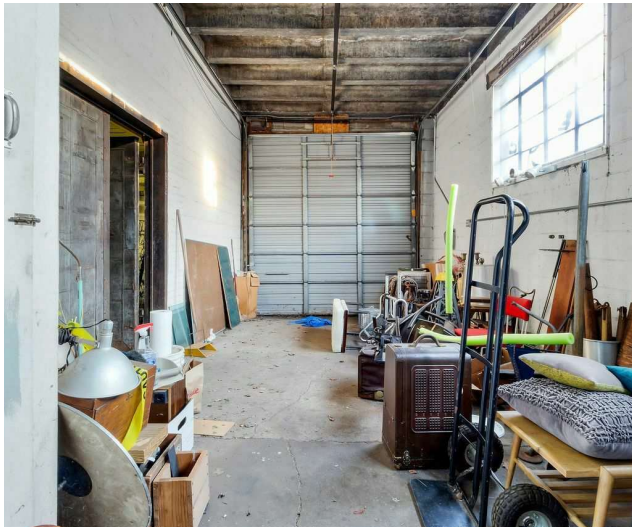
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## LOCATION MAP



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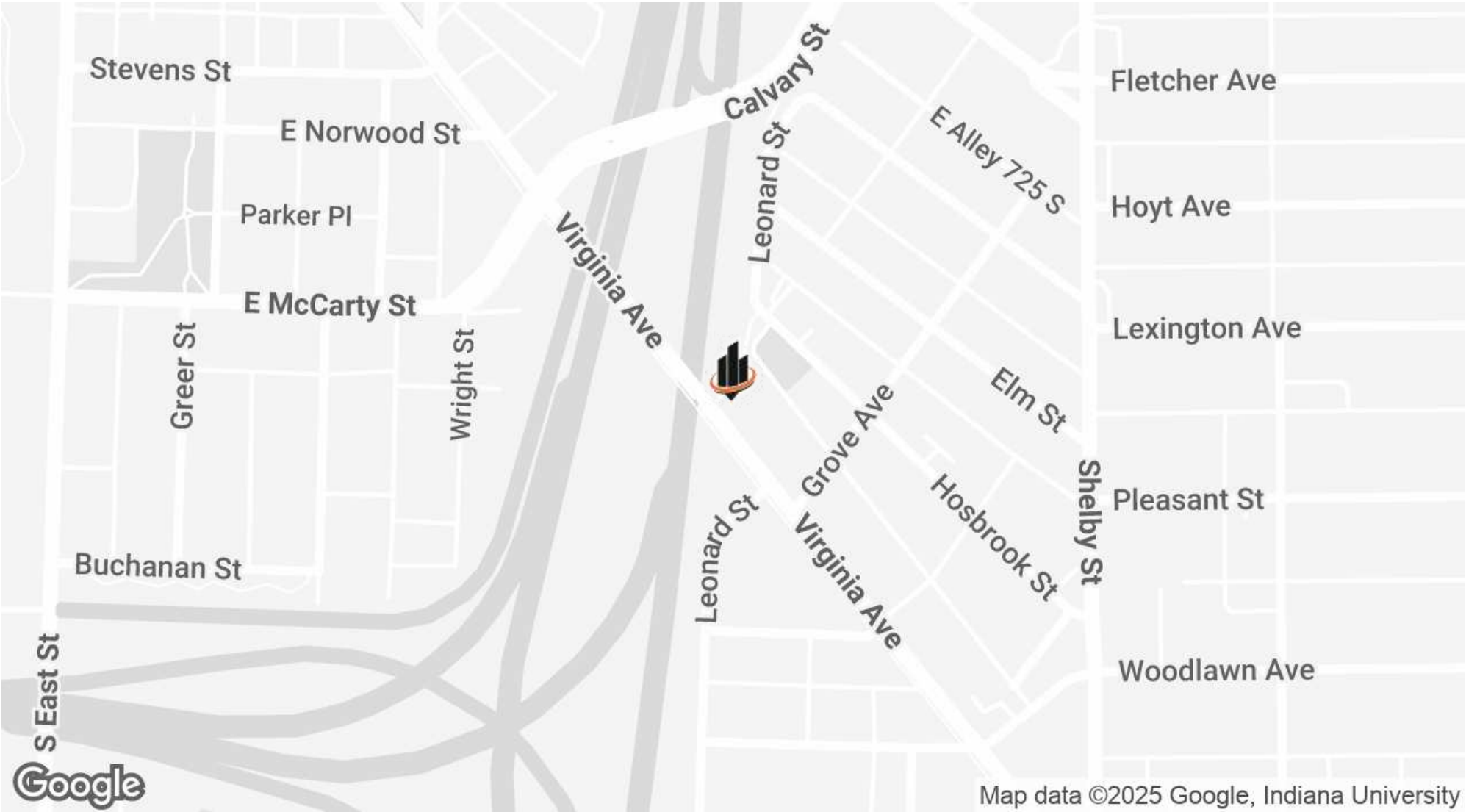
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**SVN | NORTHERN COMMERCIAL**



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