

PRICE  
REDUCTION!

## FOR SALE

5201 W. 46<sup>TH</sup> Street  
Indianapolis, IN  
46254



### PROPERTY HIGHLIGHTS



7,659 SF  
(60/40 office to warehouse)



15'-19' clear



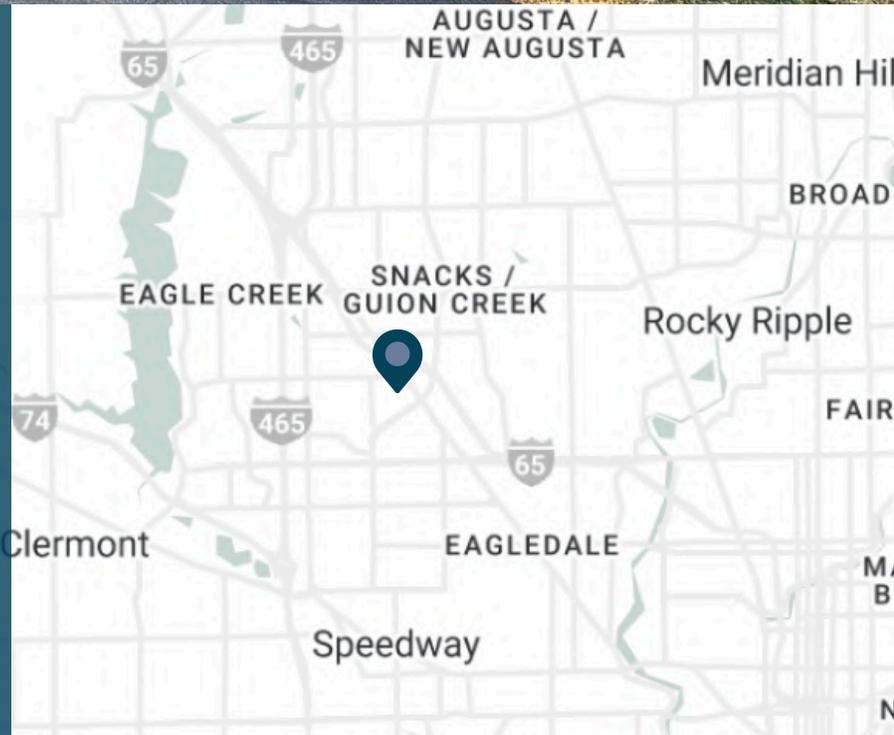
Ample surface parking (14  
spaces per 1,000 SF ratio)



C-7 zoning



Asking Price: \$1.2 million





This C-7 zoned property encompasses all permitted uses in the C-1, C-2, C-3, C-4, C-5, and C-6 districts, plus additional allowances for retail commercial uses such as automotive repair services and heavy equipment rental. This zoning also allows for outdoor storage of merchandise, outdoor parking and storage of trucks, materials or equipment essential to the operation of the permitted uses.



