

Former Bank Building Available For Sale and For Lease



Asking Price \$300,000

 525 E Hartman Rd, Anderson, IN 46012



 WATCH NOW



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Property Facts

► **Property Address** [525 E Hartman Rd, Anderson, IN 46012](#)

- **Building Size:** ±2,604 SF
- **Canopy Size:** ±1,250 SF
- **Lot Size:** ±1.35 Acres
- **Property Zoning:** B-1 (*Local Business District*)
- **Year Built/Renovated:** 1980/2003
- **Sale Condition:** Property offered in "As-Is" condition.

► Highlights

- ±2,604 SF Building + ±1,250 SF Drive-Thru Canopy
- ±28,410 SF/0.65 Acres of Paved Parking & Drive Area
- Property Includes a Basement Level
- Multiple Drive-Thru Lanes
- Located on ±1.35 Acres Across 3 Parcels

► Permitted Uses (B-1 – Local Business District):

- **Business & Retail Service Center** – Shipping, printing, mailbox rental, office supplies, and similar service-oriented retail.
- **Financial / Professional Services Office** – Lending, insurance, tax prep, title/closing services, or credit-union style operations.
- **Medical or Dental Clinic** – Perfect for exam rooms, patient check-in, private offices, and high-parking needs.
- **Drive-Thru Coffee or QSR Concept** – Multi-lane drive-thru canopy makes it ideal for coffee, beverage, or fast-casual operations.
- **General Office or Administrative HQ** – Suitable for real estate firms, staffing agencies, government services, or any administrative user.



Aerial View with Property Boundary

Exterior Images



Interior Images



Interior Images (Continued)



Aerial View



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