

# COMMERCIAL PROPERTY FOR SALE

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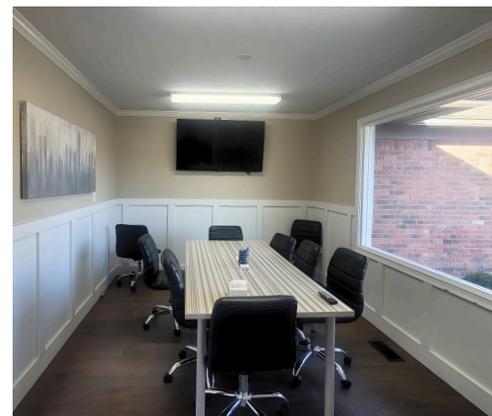
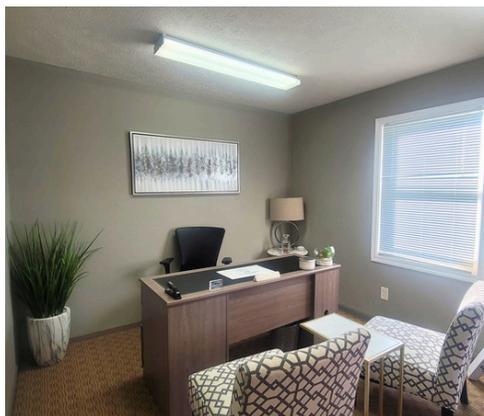


**6004 S. EAST STREET**  
INDIANAPOLIS, INDIANA 46227

**\$550,000**

## Prime Southside Commercial Opportunity

6004 S East Street presents a rare opportunity to own a beautifully renovated, freestanding commercial building along one of Indianapolis's busiest corridors. Located on US 31 S, this property offers exceptional visibility, convenient access, and strong daily traffic counts. The 1,680 SF single-story building sits on a 0.48-acre lot with ample on-site parking and prominent street signage. Inside, the space has been thoughtfully updated and includes four private offices, two restrooms, a full kitchen, a conference room, and a welcoming reception area with a built-in desk. The flexible floor plan accommodates a variety of professional uses—ideal for medical, office, or service-oriented businesses. Whether you're an owner-user seeking a move-in-ready workspace or an investor looking for a well-positioned, high-exposure asset, this property offers both stability and curb appeal in a thriving southside location.



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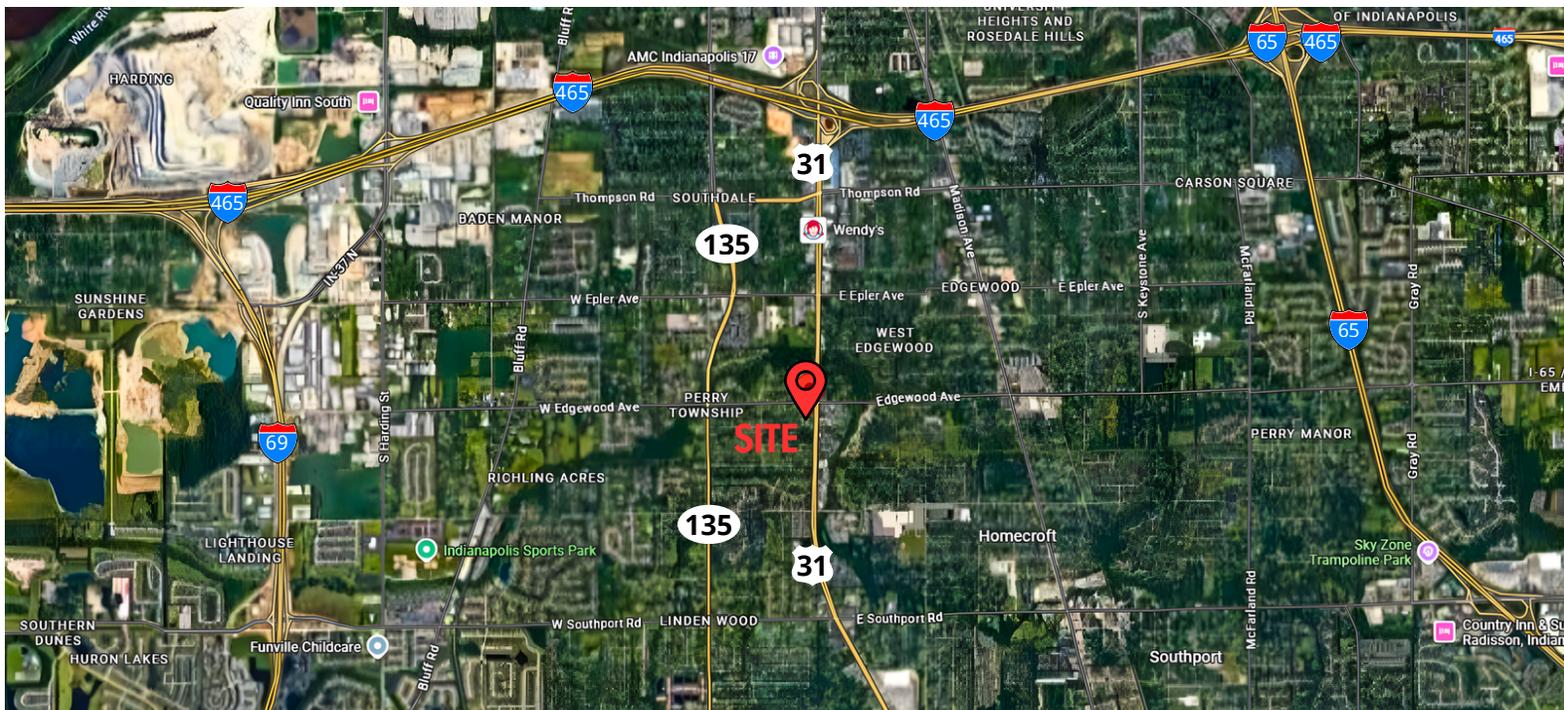
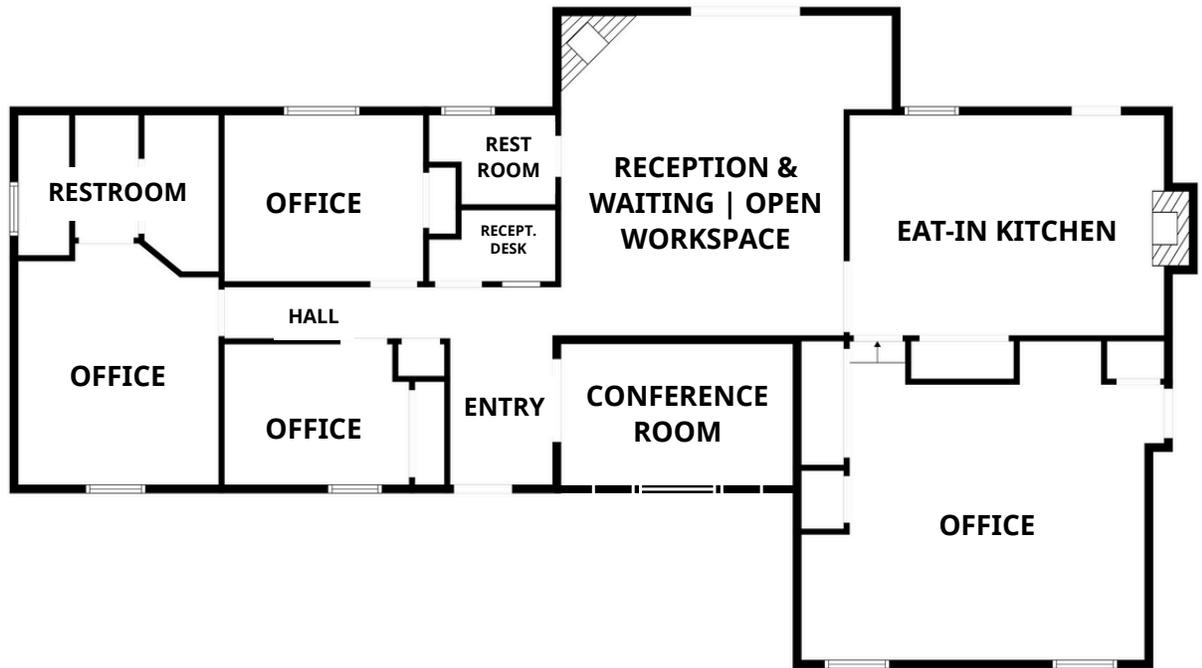
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## Property Highlights

- **Price:** \$550,000
- **Size:** 1,680 SF single-story freestanding building
- **Lot Size:** 0.48-acre
- **High visibility**  
~25,000 vehicles/day
- **Renovated interior:**
  - 4 Offices
  - 2 Restrooms
  - Full kitchen
  - Conference room
  - Reception
- Flexible layout for office, medical, or specialty use
- Ideal for owner-users or investors



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