

COMMERCIAL C-1 BUILDING FOR SALE / RESIDENTIAL USE

791 S US HIGHWAY 31, WHITELAND, IN

791 U.S. 31 SOUTH, WHITELAND, IN 46184



FOR SALE

KW INDY METRO NORTHEAST

8555 N River Road, Ste 200
Indianapolis, IN 46240



Each Office Independently Owned and Operated

PRESENTED BY:

SHARON THOMPSON

Executive Director

O: (317) 564-7160

C: (317) 607-0884

sharonthompson@kw.com

RB#14044406, Indiana

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

791 U.S. 31 SOUTH

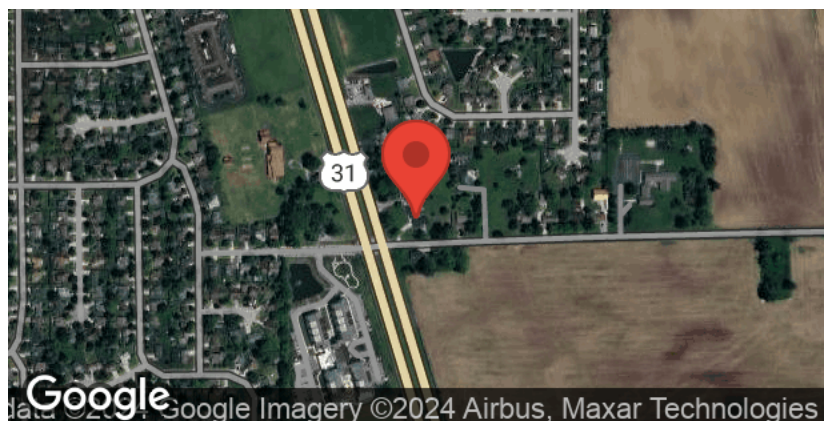


OFFERING SUMMARY

| | |
|------------------------|---|
| PRICE: | \$499,995 |
| LOT SIZE: | 0.87 AC This is the total AC now with the New Whiteland easement on the corner. |
| ZONING: | C-1 |
| PERMITTED USES: | C-1 Zoning Uses include Day Care Centers, Building Trades, Home Occupations, Professional Offices and More |
| TWO PARCELS | 41-05-27-033-005.000-028 and 41-05-27-033-006.000-028 |

PROPERTY OVERVIEW

At the northeast corner of US 31 at the New Whiteland Entrance sign. Quality constructed Bedford stone ranch sold with 2 parcels totaling .87 Ac. Current zoning is C-1 which allows day care centers, building trades, home occupations, professional offices and more. The current 3 BR home has a welcoming open living room / dining room combo with backyard views. Eat in kitchen area plus entry area. Tremendous space in the downstairs basement featuring another Bedford stone fireplace, extra large workshop area and a shower. Bonus extra large workshop garage. The expansive backyard is perfect for both a large garden and outdoor play plus there are 2 large storage sheds. Great opportunity for a residential use or home based business with room to grow.



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PROPERTY PHOTOS

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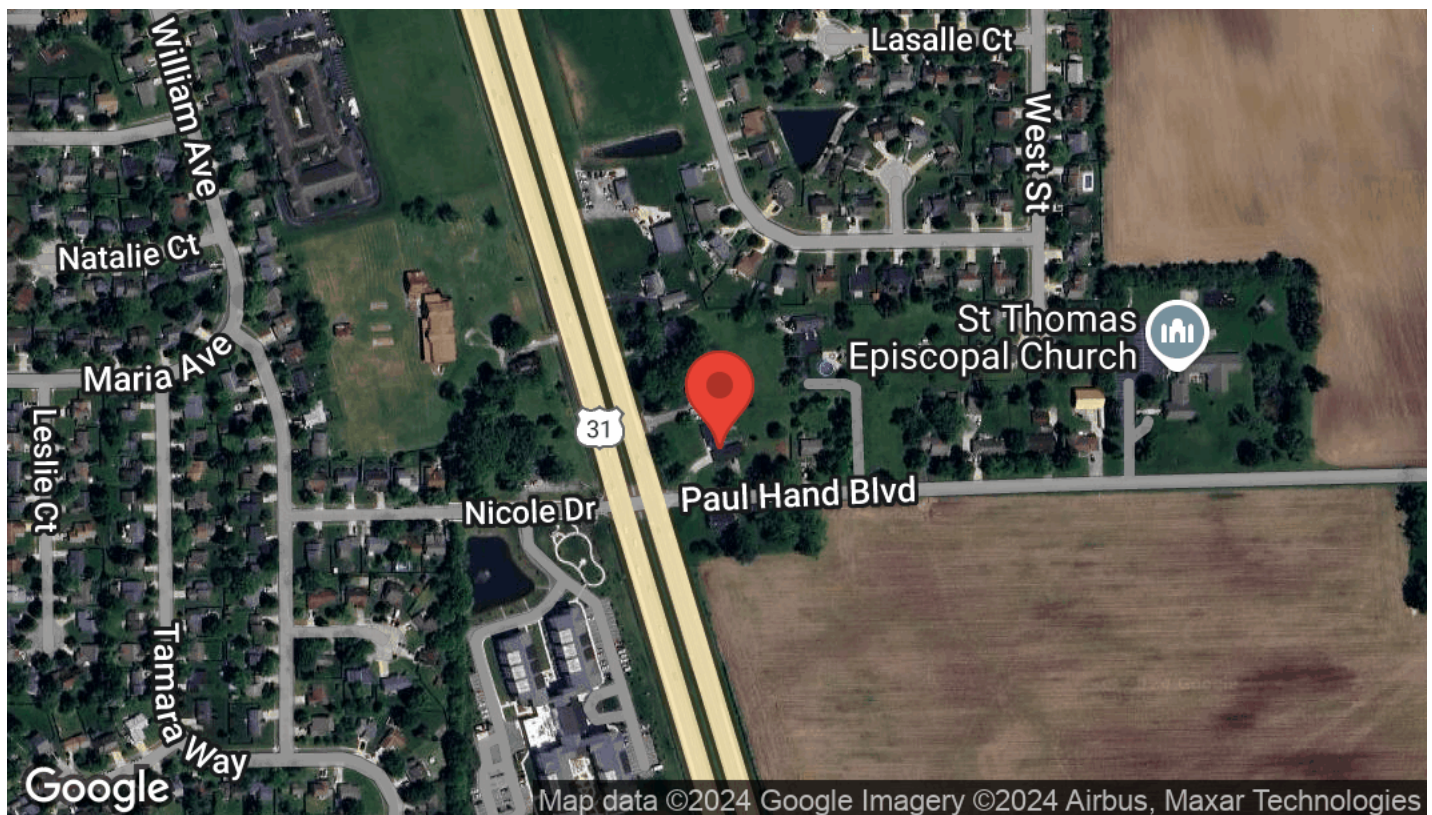
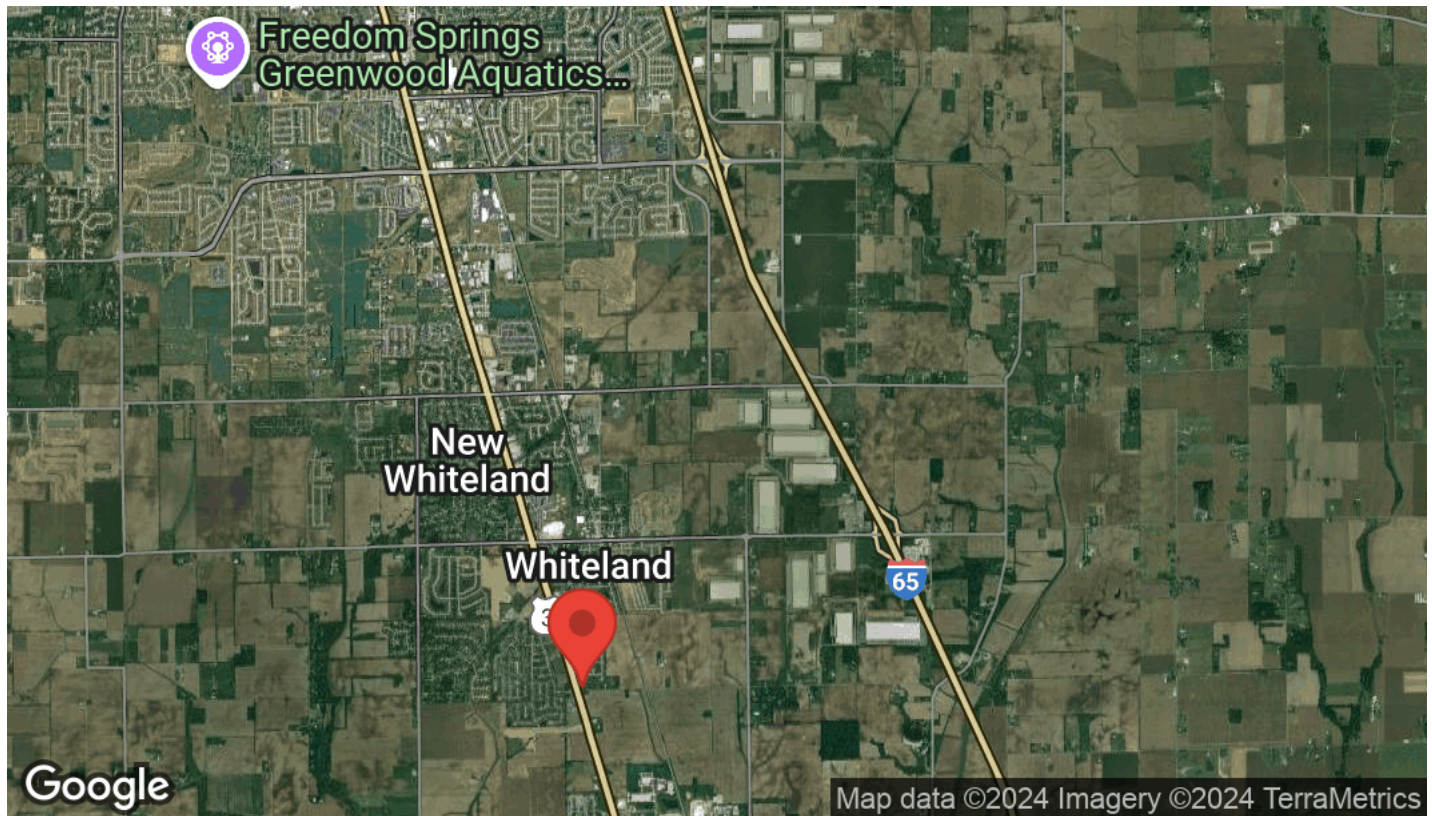
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LOCATION MAPS

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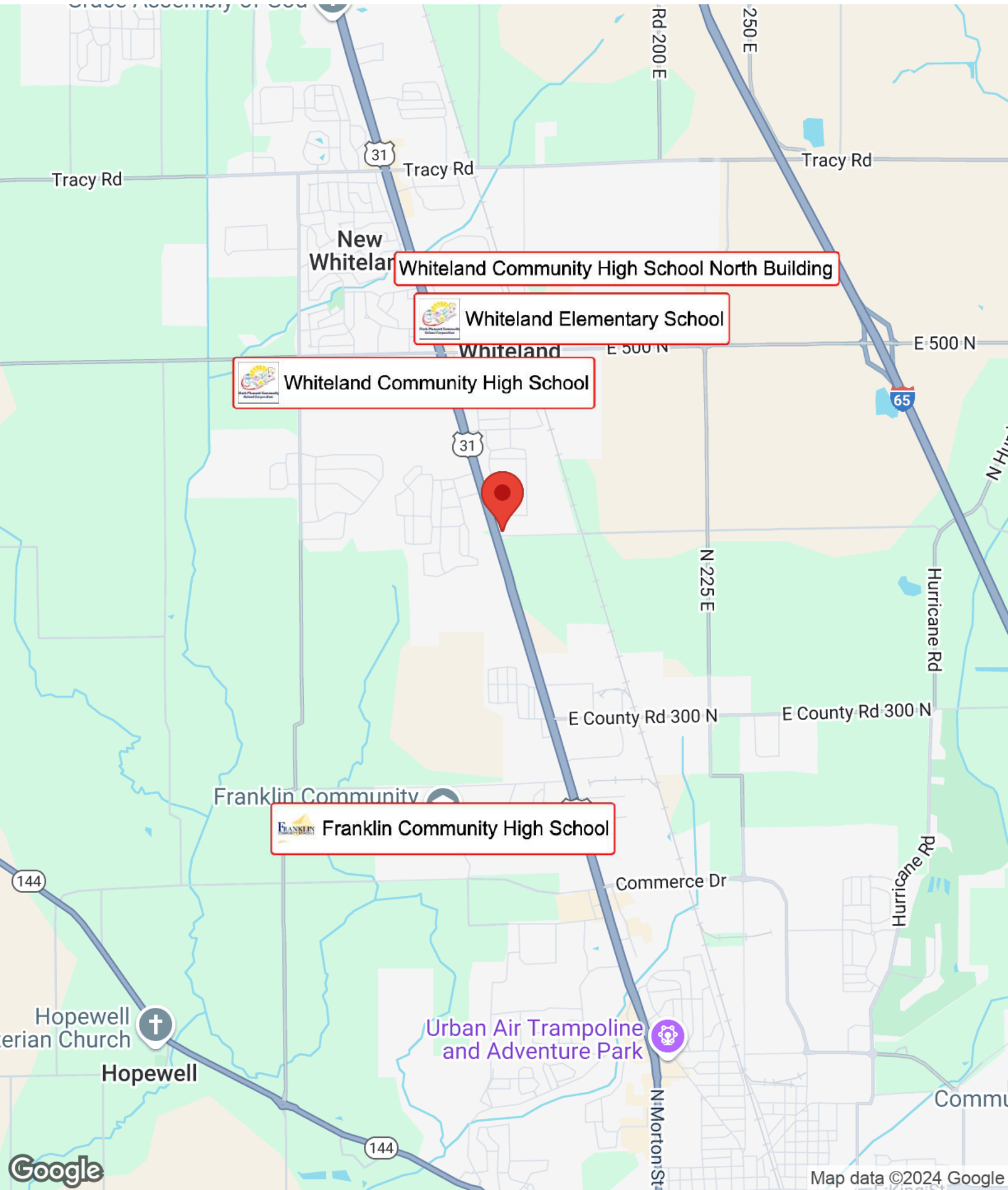


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BUSINESS MAP

791 U.S. 31 SOUTH

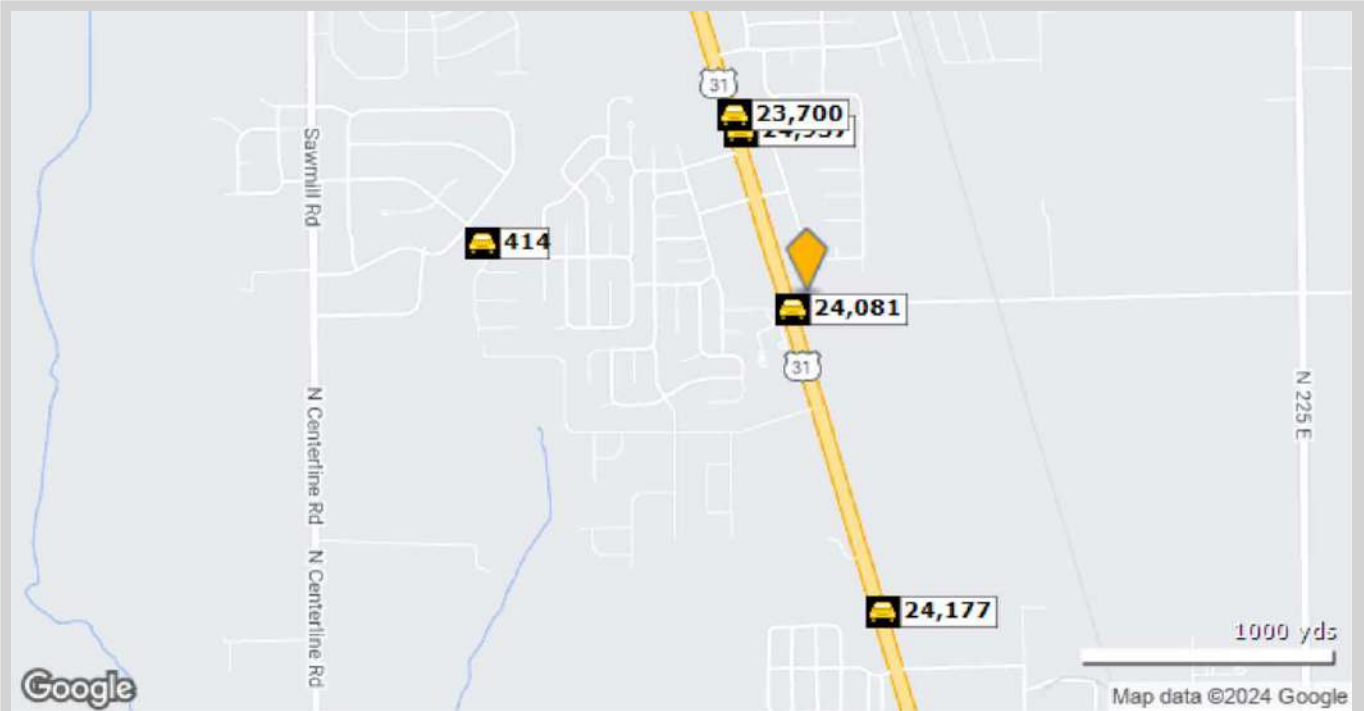


Traffic Count Report

Ford Bldg

791 N US Highway 31 S, Whiteland, IN 46184

Building Type: **Class C Office**
 Class: **C**
 RBA: **3,600 SF**
 Typical Floor: **3,128 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|---|----------------|----------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | East 400 North | US Hwy 31 | 0.00 W | 2020 | 25,609 | MPSI | .04 |
| 2 | East 400 North | Hwy 31 | 0.00 W | 2022 | 24,081 | MPSI | .04 |
| 3 | US Hwy 31 | Israel Ln | 0.05 S | 2019 | 26,840 | AADT | .41 |
| 4 | US Hwy 31 | Israel Ln | 0.05 S | 2022 | 24,937 | MPSI | .41 |
| 5 | 31 | Tracy South Dr | 0.01 S | 2020 | 23,700 | AADT | .45 |
| 6 | US Hwy 31 | N Morton St | 0.02 SW | 2022 | 24,177 | MPSI | .74 |
| 7 | Samuel Dr | Sara Ct | 0.02 SE | 2022 | 414 | MPSI | .75 |



Prepared by Sharon Thompson, Executive Director
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6/14/2024