

2558 E 55TH PL, INDIANAPOLIS, IN

WAREHOUSE AND HOUSE
FOR SALE TOGETHER!



Property Overview

Rare midtown offering combining flexible commercial warehouse space with a separate house on .41-acres — ideal for owner-users, investors, or live work lifestyle buyers.

The Warehouse

4126+ SF warehouse with walk-in office suite including private office, break room/ kitchenette area and bath. Warehouse has three 14-foot doors and 2022 HVAC. Zoned Industrial I-1 and I-2. This offering is 3 Parcels sold together. Flexible tenant or owner occupant options with warehouse available November 2026.

The House

Limestone house that resembles a duplex. Handsome stone building with treed yard features 1,624 SF main-level living, 3 bedrooms, a fire placed living room, plus a finished breezeway/bonus room. Full finished basement with separate entrance, kitchenette and bathroom adds 1,624 SF. Central heat/air, one-car attached garage, plus 2-car outside parking. Walking distance to Meier Grocery, public transportation and the Nickel Plate Trail.

Property Highlights

- Rare Midtown Mixed Use Commercial Warehouse with Separate Building
- 4126 SF Warehouse
- 2940 SF Second Building
- Zoned Industrial I-1 and I-2
- 3 Parcels totalling .41 Acres
- Near Nickel Plate Trail

Property Details

Price:	\$589,000
Building SF:	7,066 SF
Lot Size:	0.41 Acres
Frontage:	139
Zoning:	Light Industrial I-1 and I-2
Permitted Uses:	Industrial Warehouse Comprehensive Plan calls for Light Industrial



KW INDY METRO NORTHEAST

8555 N River Road, Ste 200
Indianapolis, IN 46240

Each Office is Independently Owned and Operated

SHARON THOMPSON

Executive Director

(317) 564-7160

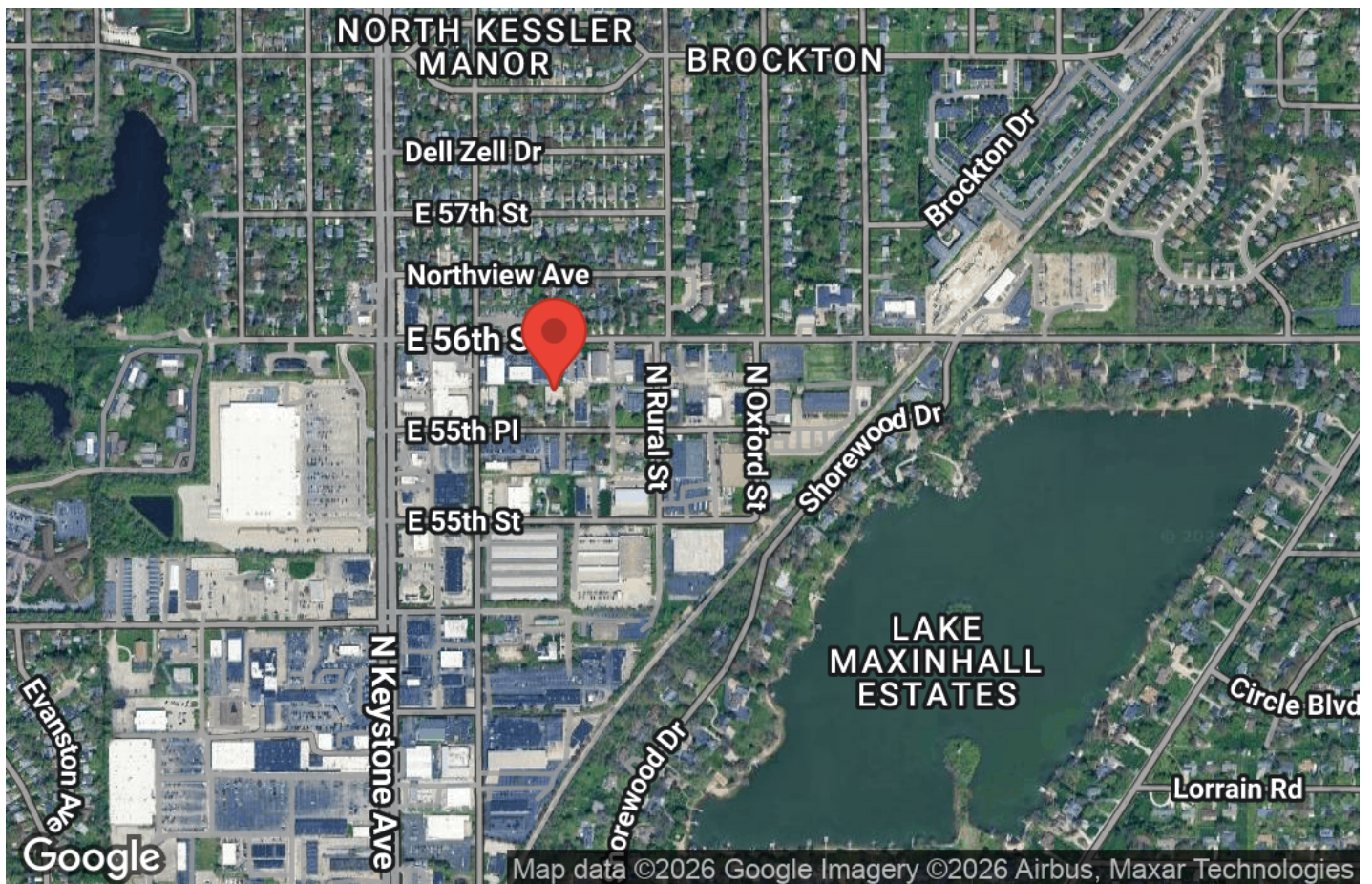
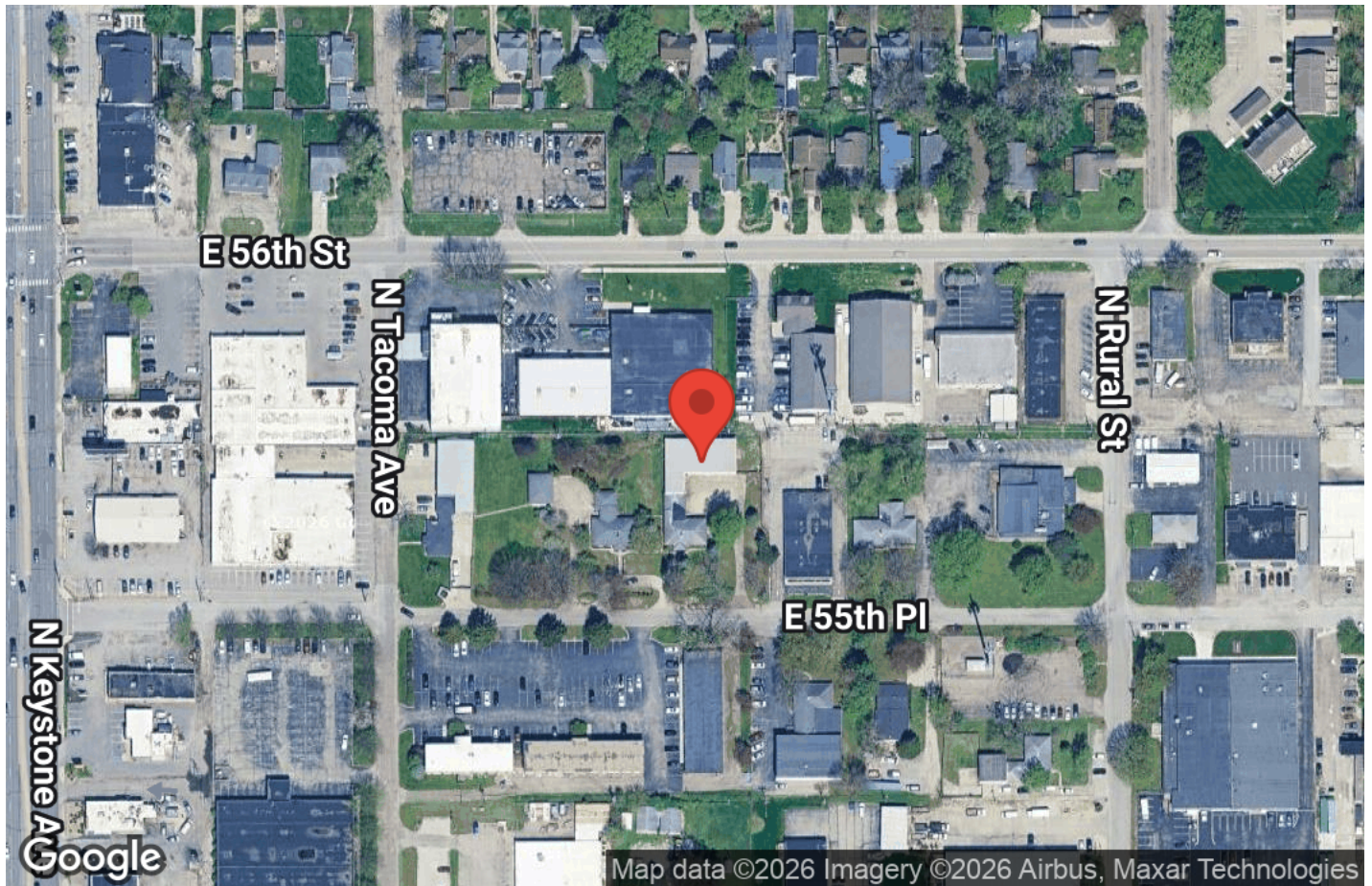
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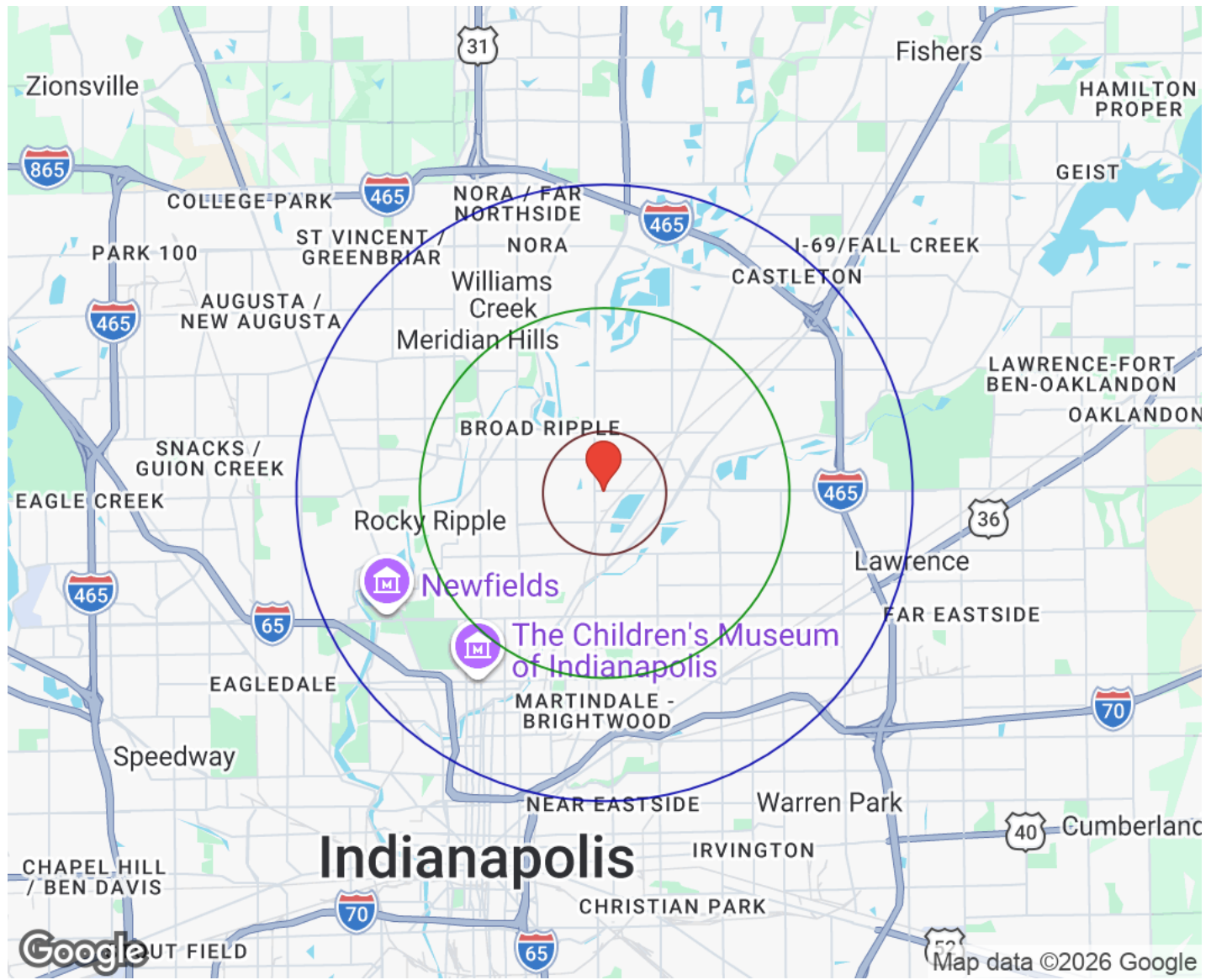
Property Photos



Location Maps



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,608	43,016	110,940
Female	5,965	46,684	119,977
Total Population	11,573	89,700	230,917

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,622	48,815	105,414
Black	2,508	30,067	89,757
Am In/AK Nat	8	90	277
Hawaiian	N/A	18	46
Hispanic	845	6,476	23,438
Asian	241	1,615	5,103
Multiracial	338	2,467	6,419
Other	12	144	462

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,495	44,702	114,157
Occupied	6,020	40,527	102,166
Owner Occupied	3,215	23,130	50,488
Renter Occupied	2,805	17,397	51,678
Vacant	475	4,174	11,992

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,743	15,356	43,914
Ages 15 - 24	1,207	12,254	30,869
Ages 25 - 54	5,673	36,882	94,510
Ages 55 - 64	1,149	9,979	25,019
Ages 65+	1,800	15,229	36,606

Income	1 Mile	3 Miles	5 Miles
Median	\$84,776	\$82,212	\$69,932
Under \$15k	259	3,339	9,976
\$15k - \$25k	268	2,482	6,944
\$25k - \$35k	486	2,574	7,514
\$35k - \$50k	707	4,371	12,711
\$50k - \$75k	1,086	6,345	17,402
\$75k - \$100k	520	3,994	11,482
\$100k - \$150k	1,289	6,631	14,646
\$150k - \$200k	752	4,408	9,108
Over \$200k	652	6,384	12,382