



# 204 S Washington Street

Frankton, IN 46044

For Sale

FOR MORE INFO



## PROPERTY DESCRIPTION

This well-maintained 3-building complex is zoned I-1 Industrial and has been the home of E&M Machining for the past 20 years. Total space available is 11,765 SF. Conveniently located with easy access to Hwy 37, I-69, and the Indianapolis Metro area. This is a great opportunity for a private investor or owner-operator.

## PROPERTY HIGHLIGHTS

- Zoned I-1 Light Industrial
- 3 Building Complex
- 11,765 SF
- Equipment & office furniture included
- Move-in ready

## OFFERING SUMMARY

Sale Price	\$399,000
Lot Size	1.05 Acres
Building Size	11,765 SF
Zoning	I-1 Light Ind

## DEMOGRAPHICS-MADISON COUNTY

Population	131,744
Median HH Income	\$62,632
Median Home Price	\$147,700
School Systems	Overall Grade A-

<https://204swashingtonst.relahq.com>





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SCAN



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SCAN



## Access Routes



- Easy Access to Hwy 37 and I-69
- 40m to Downtown Indy

<https://204swashingtonst.relahq.com>

BOB MORRIS  
Top Choice Real Estate



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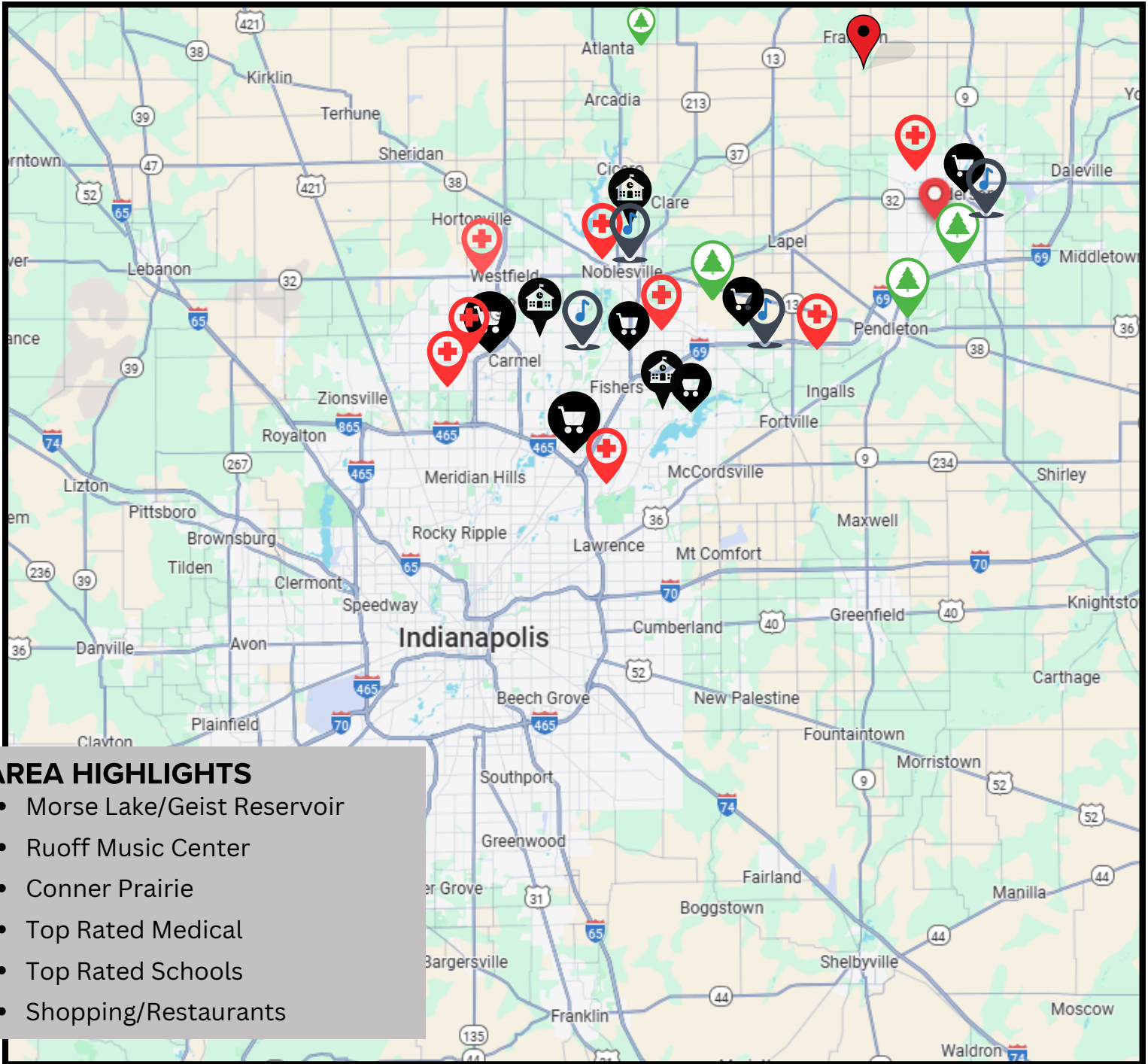
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## Area Highlights



### AREA HIGHLIGHTS

- Morse Lake/Geist Reservoir
- Ruoff Music Center
- Conner Prairie
- Top Rated Medical
- Top Rated Schools
- Shopping/Restaurants

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