



# FOR SALE

4,437 SF + BASEMENT | BROAD RIPPLE RETAIL/OFFICE

6406 Cornell Ave, Indianapolis, IN



# BROAD RIPPLE RETAIL/OFFICE SPACE

## 4,437 SF + BASEMENT FOR SALE

### HIGHLIGHTS:

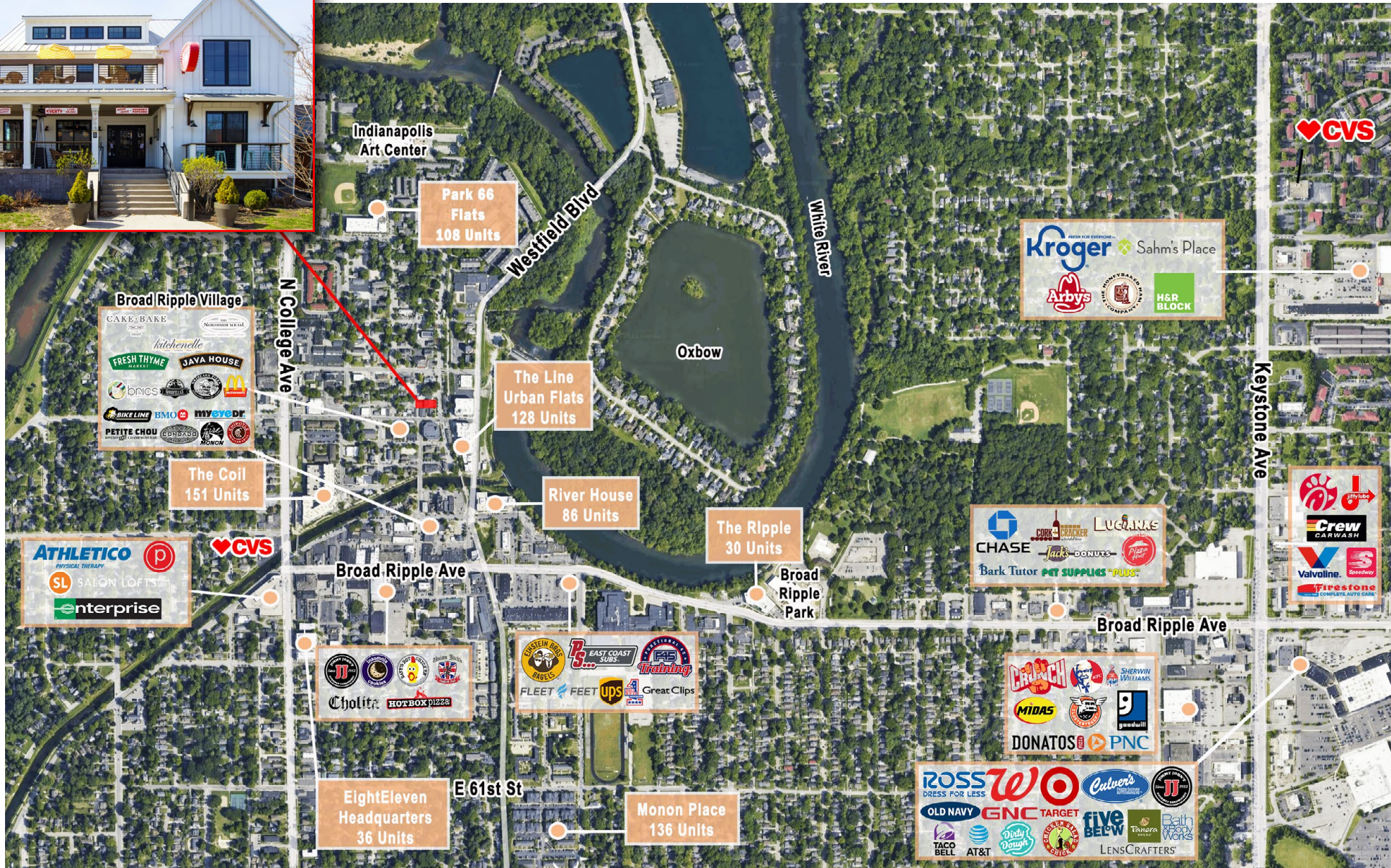
- ▲ Price: \$2,750,000
- ▲ 6,977 SF
  - 2,724 SF | 1st Floor
  - 1,713 SF | 2nd Floor
  - 2,540 SF | Basement
- ▲ Prominent Monon-adjacent location in Broad Ripple Village
- ▲ 8 dedicated on-site parking spaces
- ▲ Large outdoor patio / balcony space overlooking the Monon Trail
- ▲ Ideal for office, creative studio, hospitality, retail/restaurant or event space



6406 Cornell Ave presents a rare opportunity to acquire a highly visible and architecturally distinctive building along the Monon Trail in the heart of Broad Ripple Village. The 7,272 SF building spans two floors with a full basement and features extensive outdoor patio and balcony space overlooking the Monon.

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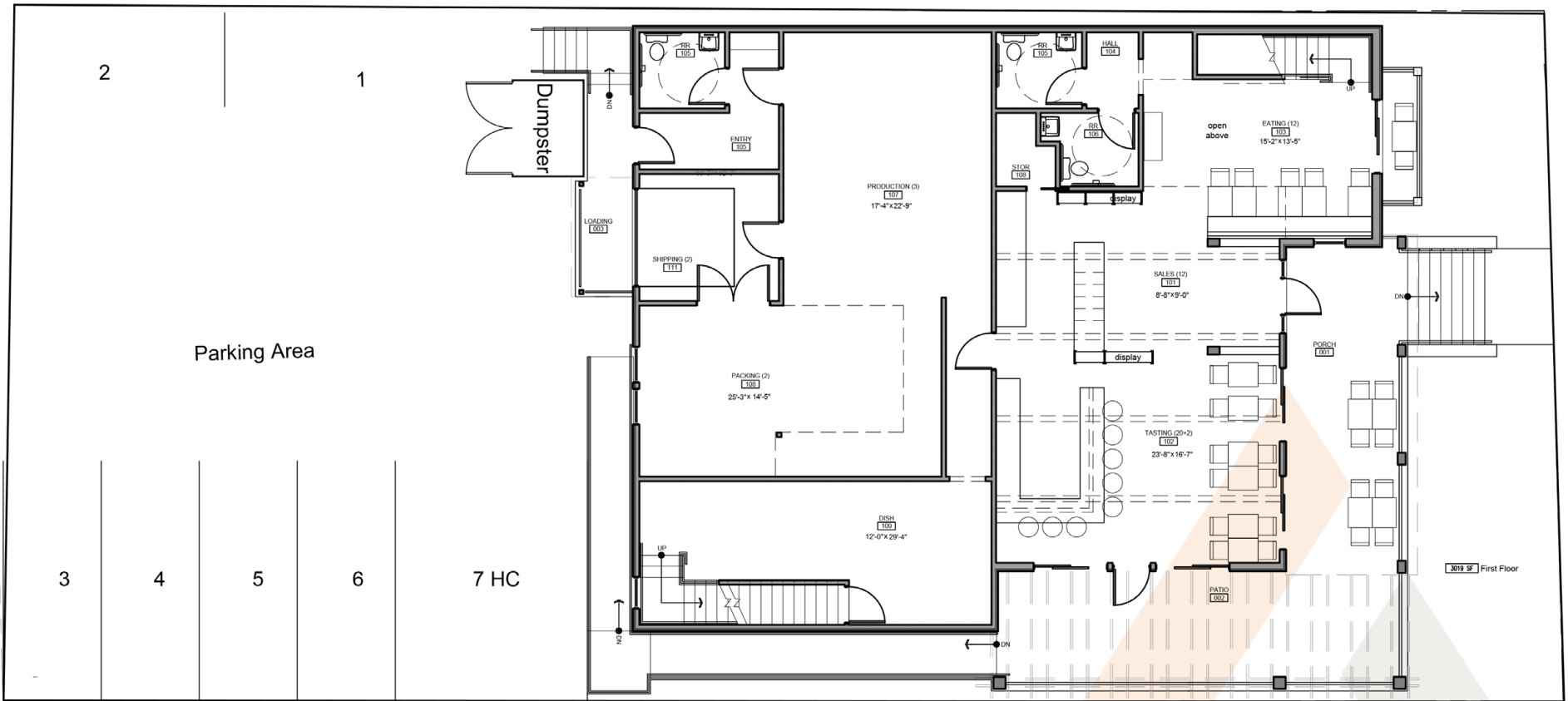
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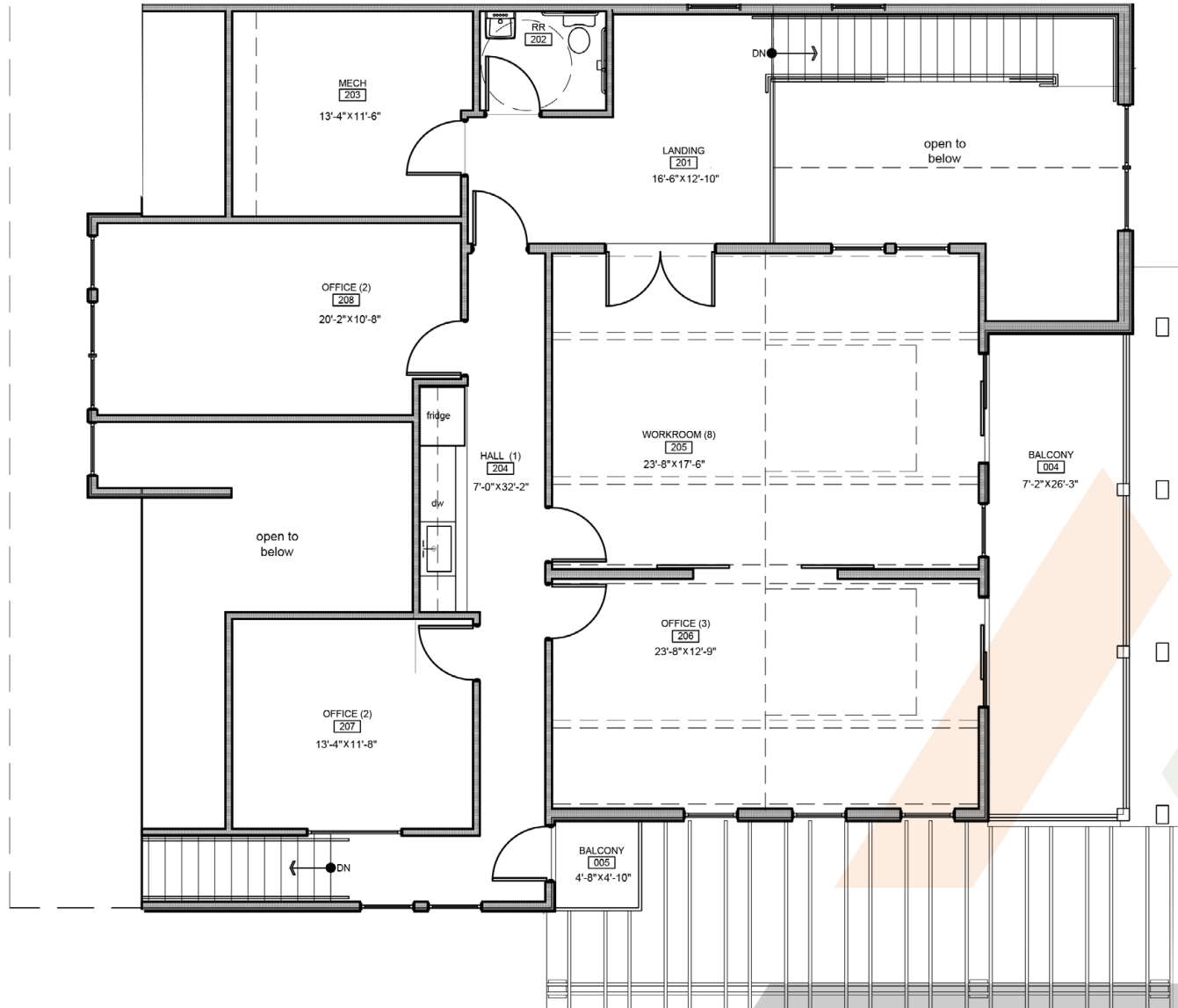
### 1st Floor | 2,724 SF



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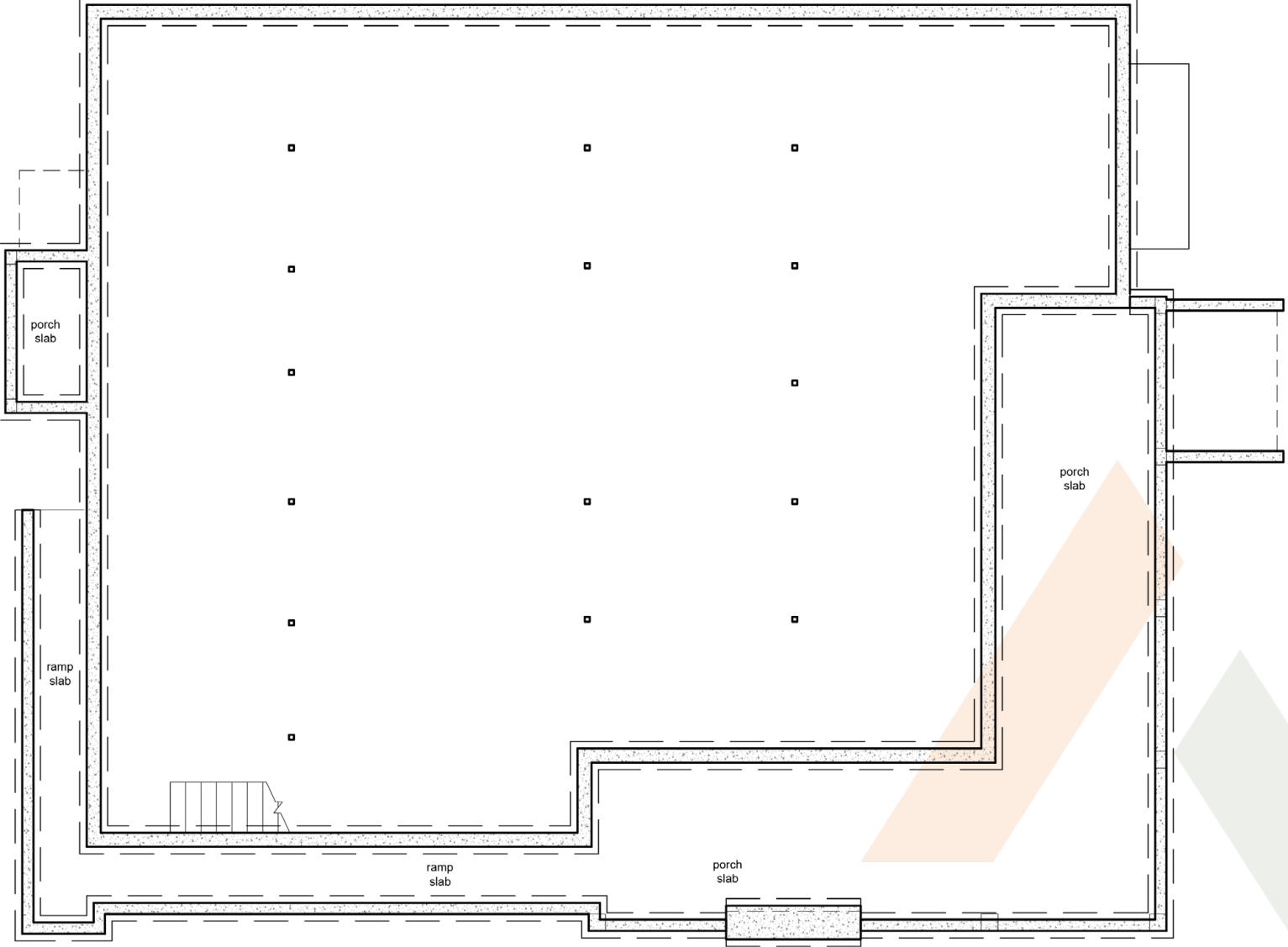
### 2nd Floor | 1,713 SF



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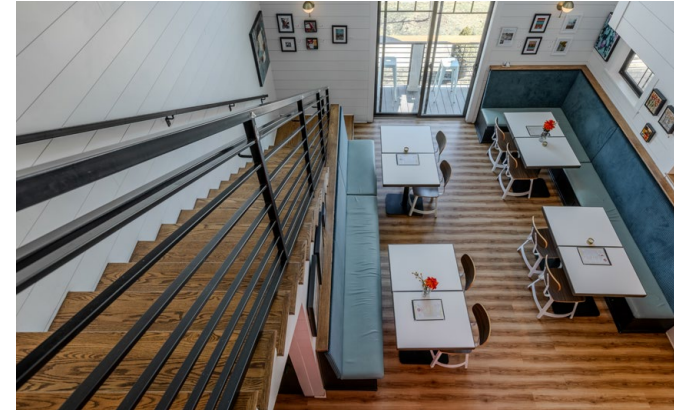
Basement | 2,540 SF



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### Interior Photos



# BROAD RIPPLE RETAIL/OFFICE SPACE

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### Exterior Photos





# ASSEMBLE

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