

471 S Ritter Ave, Indianapolis, IN

2.5 +/- AC & 15,000 SF Building on Property



PROPERTY DESCRIPTION:

Mixed Use Property with Retail, Office, and Storage Located 3 Miles from I-465. C-5 Zoning allows for Retail, Office, Gas Stations, Auto Repair, Logistics, Excavators, Roofing Contractors, and more. Property Consists of 11 Parcels, 2.50 Acres, with 3 Buildings Totaling over 15,000 SF.

- + Front Building is Retail and Office: Divided into 4 Suites, 2 Garage Doors and 1 Forklift Access Door.
- + Suite 471: 3 Offices, Restroom, Conference Room, 1 Garage Door.
- + Ste A: Unfinished Retail,
- + Ste B: 6 Offices, Conference Room, Kitchenette, 2 Restrooms, 1 Shower
- + Ste C: 57'x52' Open Space, Two 10'x10' Offices, 8ft Garage Door
- + Rear Garage: 70' x 40', 14'5" CH, Two 12' Garage Doors
- + Storage Building: 52'x36', 17'CH, One 12' Garage Doors

PROPERTY HIGHLIGHTS:

- + Mixed Use Property on 2.50 +/- acres
- + C-5 Zoning
- + Storage, Warehouse, Retail, Office, 15,000 +/- sf
- + Fenced Lot for Heavy Equipment Parking
- + LED Lighting
- + All buildings fully security alarmed
- + HVAC 5+/- Years Old

OFFERING SUMMARY:

- + Sale Price: \$2,650,000
- + Lot Size: 1.93 Acres + 0.48 Acres Addition
- + Building Size: 15,099 SF
- + Zoning: C5
- + Semi-Annual Taxes: \$4,680.36

Demographics

	1 Mile	3 Mile	5 Mile
Population	10,815	84,624	243,008
Households	4,785	35,254	102,831
Household Income	\$86,106	\$71,014	\$81,788
Daytime Population	7,816	83,349	307,843

Traffic Counts

VPD	
Brookville Rd	10,110
Emerson Ave	8,523

Scan the QR Code to see a video of the property!

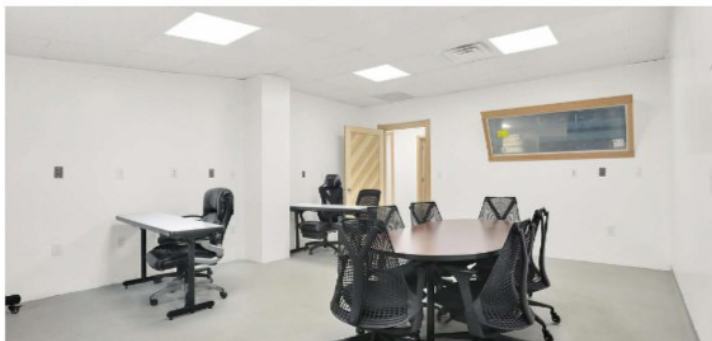
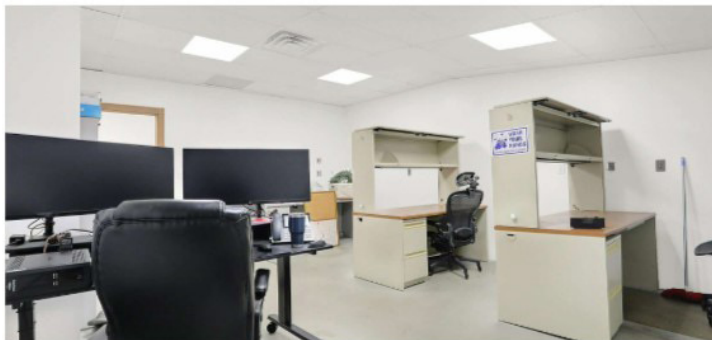
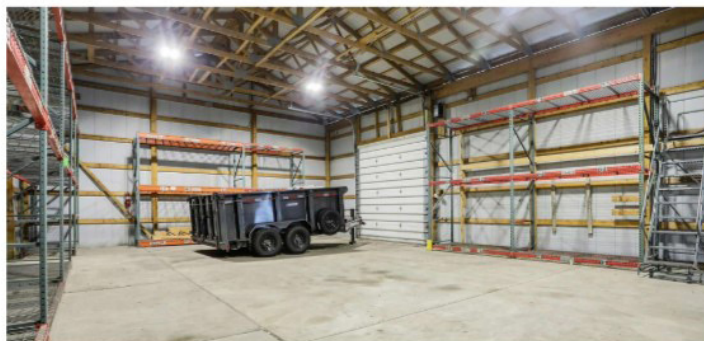




471 S Ritter Ave

11 Parcels Availble | Indianapolis, IN

For Sale



Contact Us

Scott Wise
Vice President
+1 317 650 6018
scott.wise@cbre.com

CBRE Indianapolis
8888 Keystone Crossing
+1 317 269 1000
Suite 1000 | Indianapolis, IN

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