

Retail Sublease

Baker Commercial Real Estate

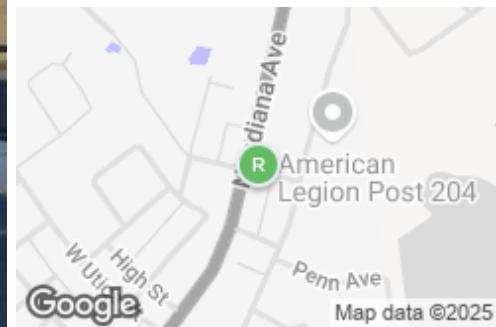
PO Box #163 Sellersburg, IN 47172 | 812-285-0900

2,150 sf & 6,350 sf Retail/Office for Lease - S...

326 N Indiana Ave, Sellersburg, IN, 47172

Retail Sublease

Prepared on April 10, 2025
1 of 1 Listings



Listing Details | Retail Sublease

Suite	326
Sublease	Yes
Total Available Space	6,350 SF
Min Div/Max Contig	6350/6,350 SF
Asking Rate	\$15.00 Annual/SF
Monthly Rate	\$7,938
Lease Type	NNN
Expenses	-
Divisible	6350

Vacant	No
Available Date	Now
Days On Market	100 days
Date Listed	12/31/2024
Last Modified	4/10/2025
Listing ID	33844820
Offices	4
Parking Spaces	-

Description

6,350 sf of finished space which is currently occupied by a physical therapist and includes the following: reception area, administrative office, large exercise/treatment room, 4 restrooms, 7 private offices (4 are treatment rooms), file room, laundry room, storage room, conference room, 4-HVAC systems, 2-mechanical rooms, 5-front exterior doors and 2-rear exterior doors,

2,150 sf of unfinished space which is located between a dental office and physical therapy space.

The building is located on a high visibility and heavily traveled road (Hwy 31) that runs through downtown Sellersburg and is east of I-65/Exit 7. See broker for additional lease details.

Property Features

Location Details

Address	326 N Indiana Ave, Sellersburg, IN, 47172...	Parcels	10171110020900031, 10171110023...
County	Clark	Name	324-326 N Indiana Ave., Sellersburg, I...

Building Details

Sub Type	Medical/Dental
Building Status	Existing
Building Size	11,252 SF
Land Size	0.84 Acres / 36,429 SF
Number of Buildings	1
Number of Floors	1
Year Built/Renovated	2002, 2005
Primary Constr. Type	Framed

Occupancy Type	Single Tenant
Building Class	C
Parking Spaces	-
Parking Ratio	-
Water	Yes
Sanitary Sewer	Yes
Natural Gas	Yes

Property Listings

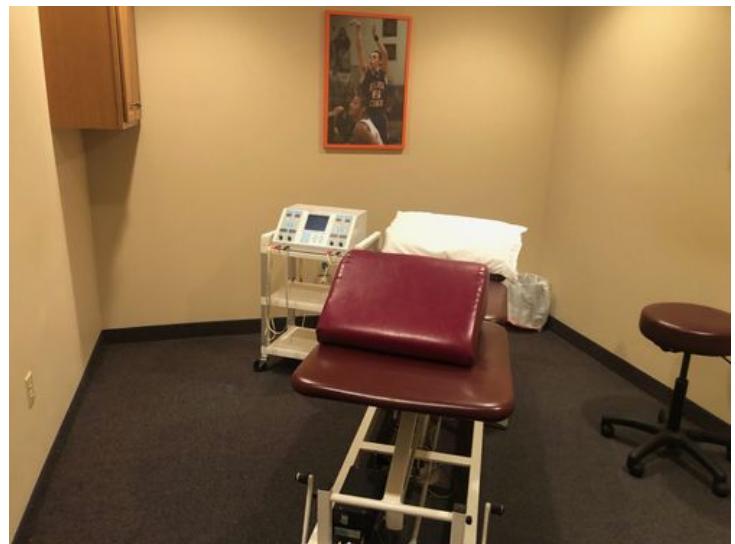
2 Listings | 2,150 - 6,350 SF | \$15.00 Annual/SF

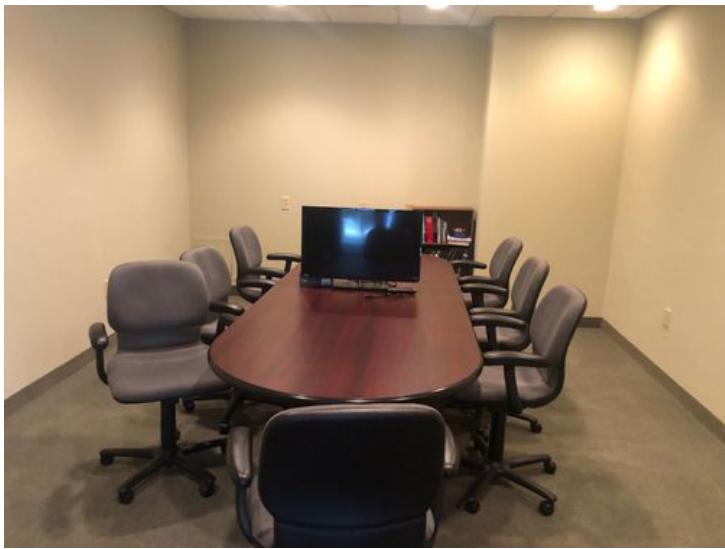
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Retail	324	2,150 SF	\$15.00 Annual/SF NNN	Now
Sublease	No	Retail	326	6,350 SF	\$15.00 Annual/SF NNN	Now

Additional Photos















Contact



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