

Retail Sublease

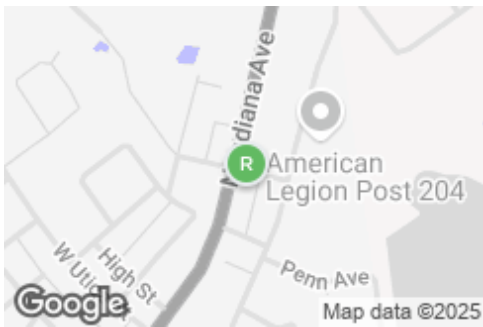
2,150 sf & 6,350 sf Retail/Office for Lease - S...

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, 47... |
| County  | Clark                                     |

|         |   |
|---------|---|
| Parcels | 101711100209000031, 10171110023...        |
| Name    | 324-326 N Indiana Ave., Sellersburg, I... |

Building Details

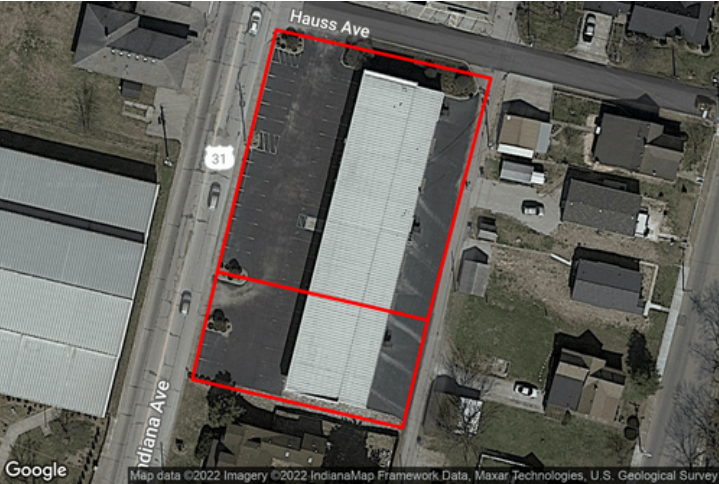
|                      |                        |                |               |
|----------------------|------------------------|----------------|---------------|
| Sub Type             | Medical/Dental         | Occupancy Type | Single Tenant |
| Building Status      | Existing               | Building Class | C             |
| Building Size        | 11,252 SF              | Parking Spaces | -             |
| Land Size            | 0.84 Acres / 36,429 SF | Parking Ratio  | -             |
| Number of Buildings  | 1                      | Water          | Yes           |
| Number of Floors     | 1                      | Sanitary Sewer | Yes           |
| Year Built/Renovated | 2002, 2005             | Natural Gas    | Yes           |
| Primary Constr. Type | Framed                 |                |               |

Property Listings

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

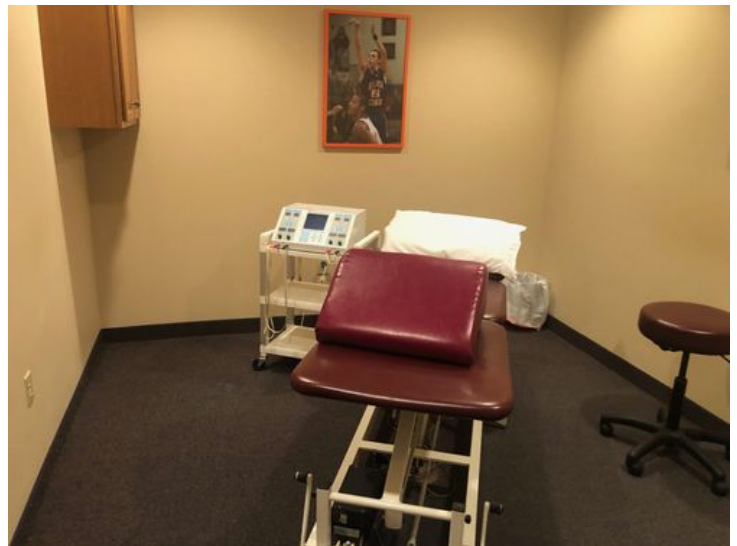
| Type      | Condo | Space Use | Suite | Available Space | Rate                  | Available |
|-----------|-------|-----------|-------|-----------------|-----------------------|-----------|
| For Lease | No    | Retail    | 324   | 2,150 SF        | \$15.00 Annual/SF NNN | Now       |
| Sublease  |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

Additional Photos











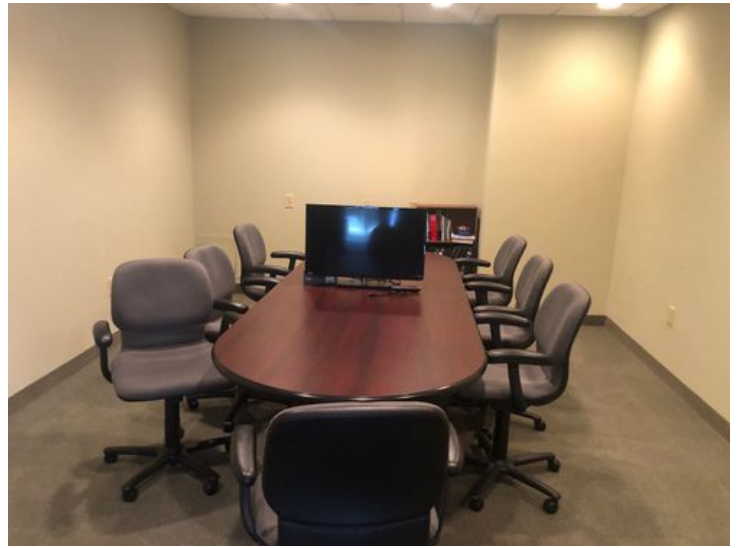












## Contact



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Baker Commercial Real Estate