



## **Christian Investment L.L.C**

318 E Broadway St, Shelbyville, IN 46176

**Chad Christian**

Christian Investments

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## Christian Investment L.L.C

\$900,000

Front part of building (Suite 1 and Suite 2) is a single story, approx. 4600 square foot, block building with beige metal siding, shingled roof built on slab with approx. 10 parking spaces. Suite 1 is 2000 sq ft, has one restroom, kitchenette area, and 2 offices. Suite 2 has 10' overhead door and approx 2600 sq ft. Suite 1 and suite 2 can be joined together or separated. Back part of building (Suite 3 and Suite 4) is a two story, approx. 5400 square foot, stick built with beige metal siding, shingled roof built on slab with approx. 12 parking places. Suite 3 is two-story. Downstairs has 9' overhead door with bathroom and utility sink. Upstairs has 3 spacious offices, 1 full bath and 1 half bath, kitchenette area and large closet for storage. Suite 4 is basically warehouse space with 18ft ceilings and 14' overhead door. Suite 3 and suite 4 can be joined or separated. Entire building is 3 phase 120V/208V power with central air and gas heat. We also have new sidewalks, storm drains, gas line, water lines to building....

- Frontage on E Broadway and E Jackson
- Within Five miles of Grover Museum
- Within Minutes of Sunrise Park



Price: \$900,000

Property Type: Flex

Property Subtype: Light Manufacturing

Building Class: C

Sale Type: Owner User

Lot Size: 11.00 AC

Gross Building Area: 10,000 SF

Rentable Building Area: 10,000 SF

No. Stories: 1

Year Built: 1985

Tenancy: Multi

Parking Ratio: 2/1,000 SF

Clear Ceiling Height: 14 FT

No. Drive In / Grade-Level Doors: 3

Zoning Description: Light Industrial



**318 E Broadway St, Shelbyville, IN 46176**

## Property Photos



IMG\_0586



IMG\_0587

## Property Photos



## Property Photos



IMG\_0590



IMG\_0591

## Property Photos



IMG\_0592



IMG\_0594

## Property Photos



IMG\_0595



IMG\_0596

## Property Photos



IMG\_0597



reception

## Property Photos



Kitchenette



Restroom

## Property Photos



Office area