

Fountain Square Brewing

1301 Barth Ave, Indianapolis, IN 46203

FOR SALE

Fabulous Location!



Property Description

Owner/User or Investor

Rare opportunity in desirable Fountain Square amidst retail, restaurants, and apartments. For Sale is 11,060sf commercial building (zoned CS) and an adjacent vacant lot.. Building could be retail, warehouse, flex space, or unique office space. It's an expansive 11,060 sf with 27 paved parking spaces and currently is leased to a brewery/pub through 1/28. There is an indoor stage adjacent to a garage door that can be opened to the outside which offers a front porch area and outdoor seating. Features are: Heavy power (400 amp, 3 phase), large water lines, wide column spacing, high ceilings, gas heat, heavy concrete floors, private offices in warehouse/brewery section, eight 12' overhead doors that face alley at rear with one smaller overhead door at the main entrance. A portion of roof is metal and portion is rubber membrane. Included in the sale is adjacent lot 1310 Shelby St which is zoned MU1.

Offering Summary

Sale Price:	\$1,250,000
Lot Size:	0.57 Acres
Building Size:	11,060 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	548	2,092	6,619
Total Population	1,024	4,213	14,794
Average HH Income	\$98,417	\$97,823	\$92,808

Raechelle Susemichel
Broker
317 435 6212
rsusemichel@bhhsin.com

David Turk
Broker
317 385 1750
dturk@bhhsin.com

Berkshire Hathaway HomeServices
Indiana Realty
4630 Lisborn Dr.
Carmel, IN 46033
317.805.7360
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Property Details & Highlights

Building Name	Fountain Square Brewing
Property Type	Retail
Property Subtype	Restaurant
APN	1039003
Building Size	11,060 SF
Lot Size	0.57 Acres
Year Built	1981
Number of Floors	1
Number of Buildings	1

Great opportunity for Investor or Owner/User

Rare opportunity in desirable Fountain Square amidst retail, restaurants, and apartments. For Sale is 11,060sf commercial building (zoned CS) and an adjacent vacant lot, two separate parcels. Building could be retail, warehouse, flex space, or unique office space. It's an expansive 11,060 sf with 27 paved parking spaces and currently is leased to a brewery/pub through 1/28. There is an indoor stage adjacent to a garage door that can be opened to the outside which offers a front porch area and outdoor seating. Other details are: Heavy power (400 amp, 3 phase), large water lines, wide column spacing, high ceilings, gas heat, heavy concrete floors, private offices in warehouse/brewery section, eight 12' overhead doors that face alley at rear with one smaller overhead door at the main entrance. A portion of roof is metal and portion is rubber membrane. Included in the sale is adjacent lot 1310 Shelby St which is zoned MU1.



- Great Fountain Square location amongst other breweries, restaurants, retail, apartments, residential
- Expansive building with onsite parking
- Flexibility of use - restaurant, retail, warehouse, flex

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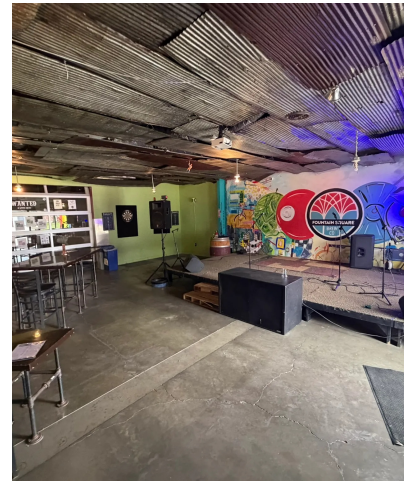
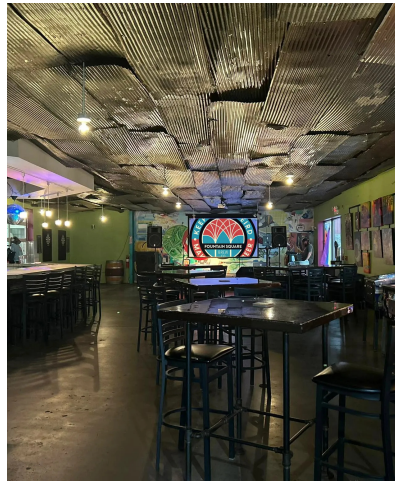
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Additional Photos



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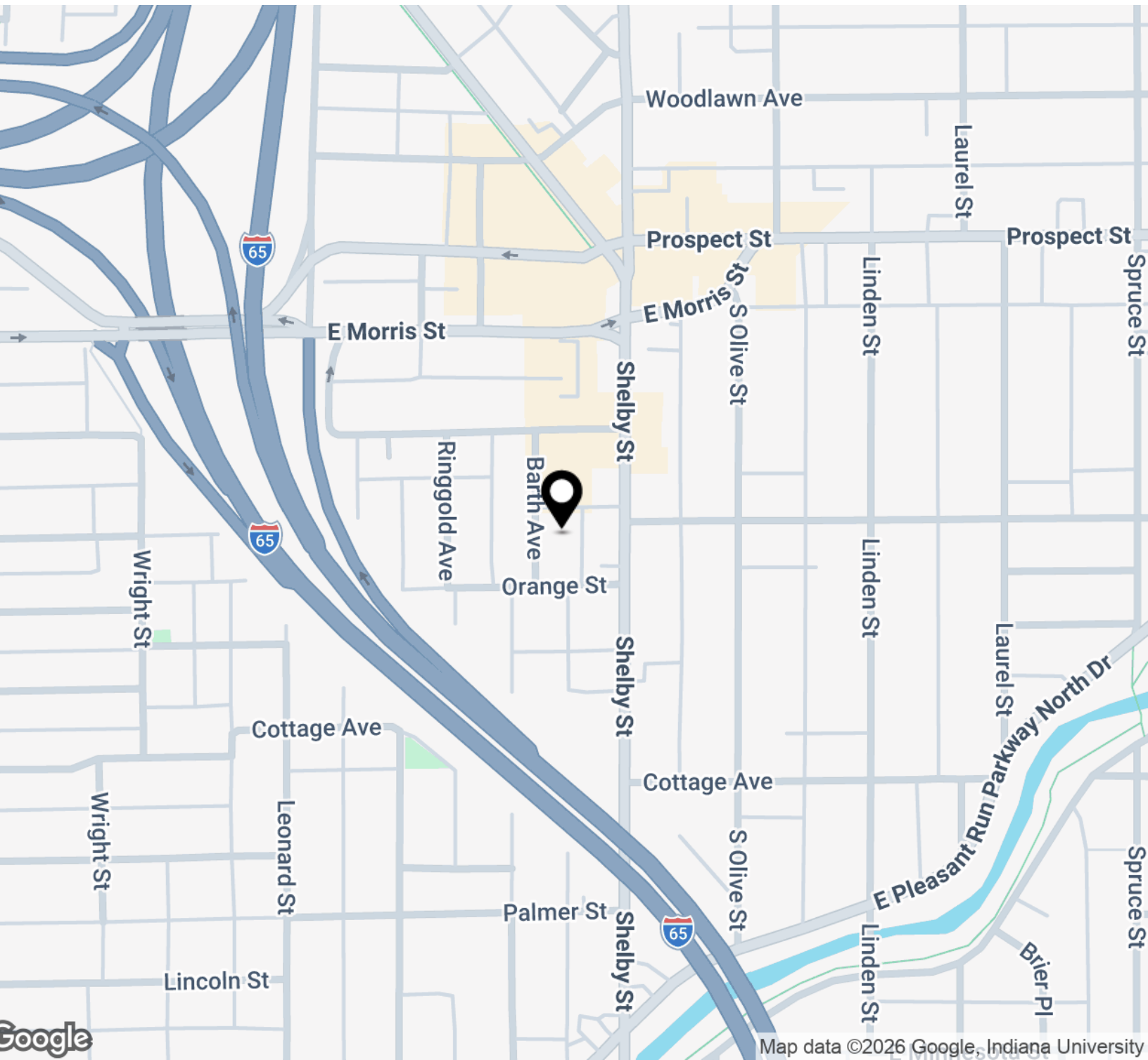
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Location Map



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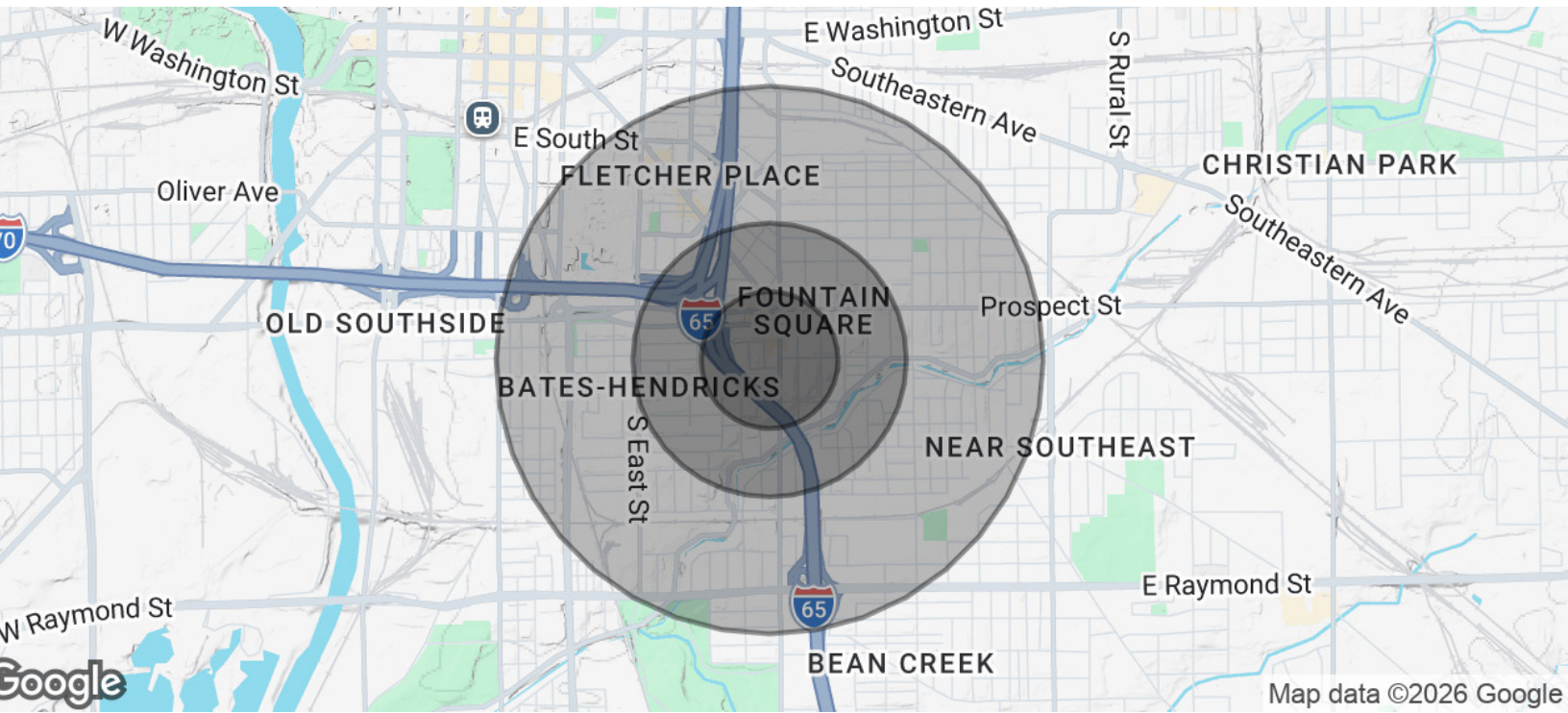
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,024	4,213	14,794
Average Age	32.8	34.3	34.5
Average Age (Male)	33.1	34.7	34.8
Average Age (Female)	32.9	36.2	34.7
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	548	2,092	6,619
# of Persons per HH	1.9	2	2.2
Average HH Income	\$98,417	\$97,823	\$92,808
Average House Value	\$279,914	\$298,038	\$268,029

2023 American Community Survey (ACS)

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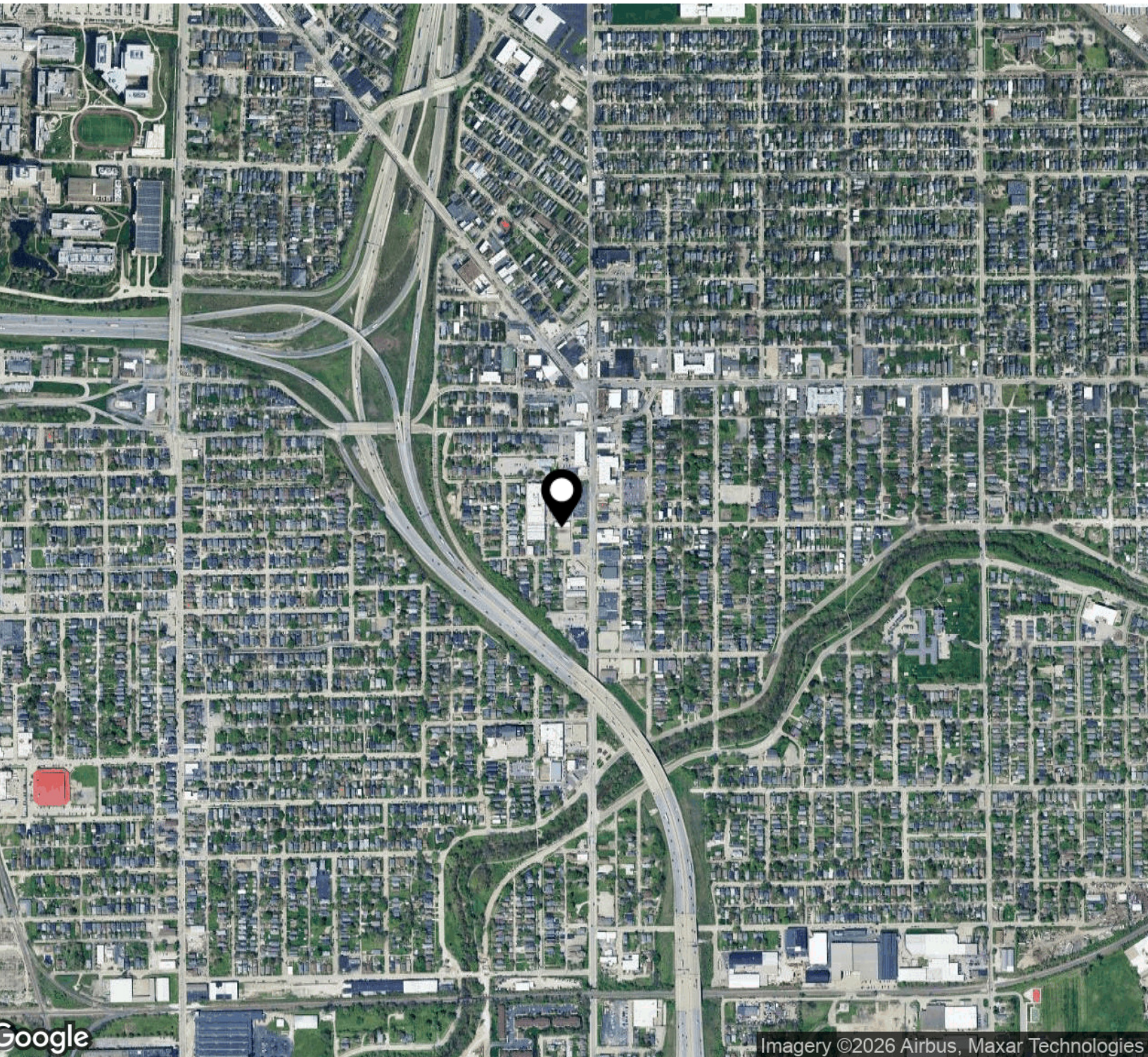
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Aerial Map



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