

RETAIL PROPERTY FOR SALE

612 N Delaware Street

Indianapolis, IN 46204

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

Flexible purchase opportunity with an in-place retail lease and current short-term rental business. Can continue short-term rental or convert to long-term rental. Building is brick and limestone construction and has five dedicated parking spots on site in addition to ample street parking.

PROPERTY HIGHLIGHTS

- Excellent leasing flexibility
- Spaces can be AirBnB, Office, Retail, or Flex
- Near-term value add opportunity
- Easy access to I-65/I-70 split
- Adjacent to Downtown Indy and Mass Ave
- Great visibility on N Delaware Street

OFFERING SUMMARY

Sale Price:	\$1,250,000
Building Size:	4,441 SF
NOI:	\$85,000.00
Cap Rate:	6.8%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,263	5,773	13,157
Total Population	3,305	8,861	22,448
Average HH Income	\$104,736	\$114,013	\$112,950

Robert Coombes

(765)-760-3189

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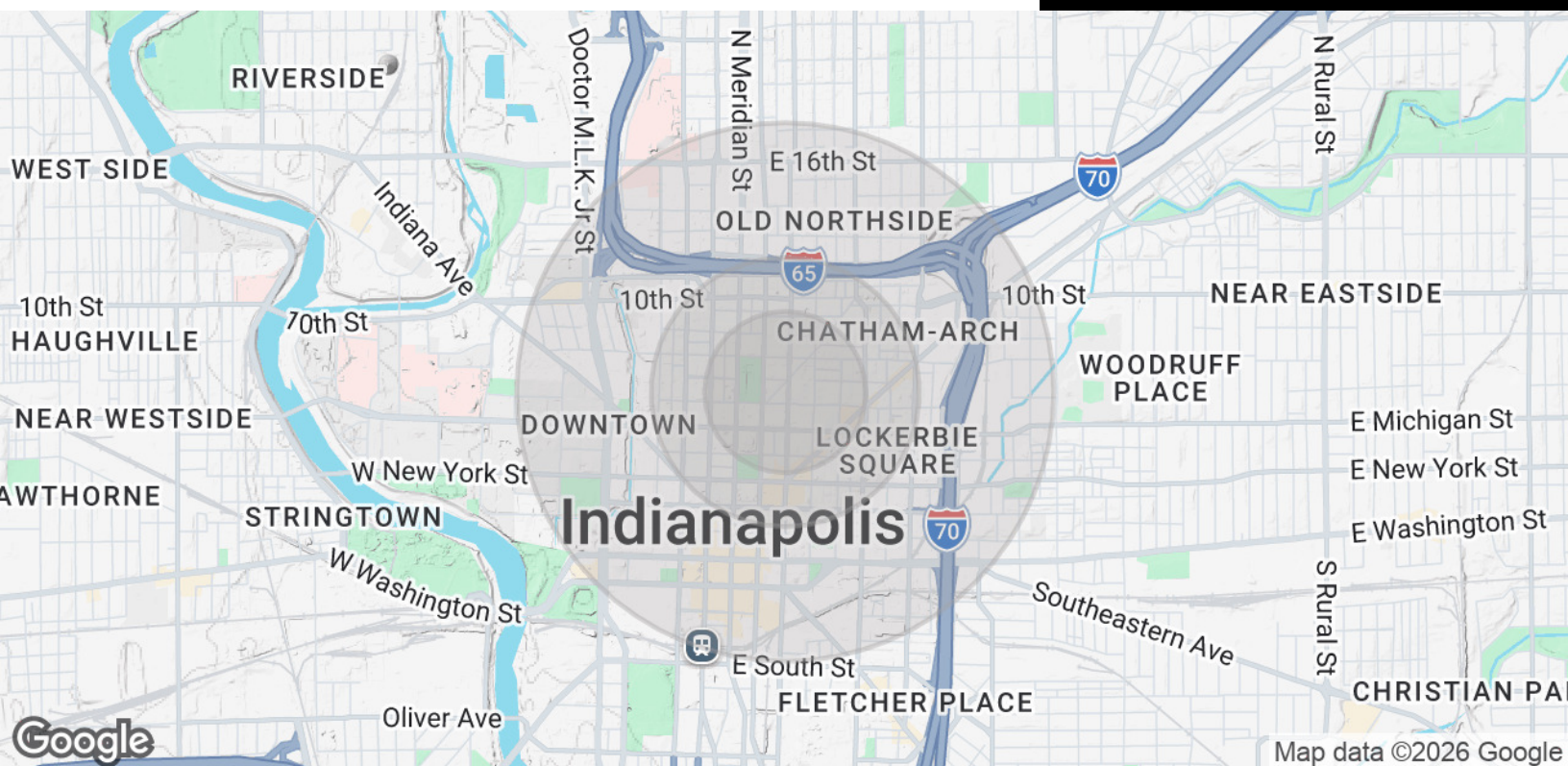
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,305	8,861	22,448
Average Age	39	37	36
Average Age (Male)	40	38	36
Average Age (Female)	38	36	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,263	5,773	13,157
# of Persons per HH	1.5	1.5	1.7
Average HH Income	\$104,736	\$114,013	\$112,950
Average House Value	\$568,933	\$538,209	\$569,689

2020 American Community Survey (ACS)

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