

# 4002 CORNELIUS AVE

4002 Cornelius Ave, Indianapolis, IN 46208

**FOR SALE**



## PROPERTY HIGHLIGHTS

- Demoad interior, primed for customization
- Strategically situated in the Indianapolis area
- 2,360 SF building with versatile potential
- Close proximity to Butler University
- Overhead drive-in door

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	4,996 SF
Building Size:	2,360 SF

**KRISTEN BERRY**

O: 317.454.7171 | C: 317.660.1289  
kberry@premiercres.com

# 4002 CORNELIUS AVE

4002 Cornelius Ave, Indianapolis, IN 46208

**FOR SALE**



## PROPERTY DESCRIPTION

Introducing 4002 Cornelius Ave, an exceptional opportunity for Special Purpose / Other investors. This 2,360 SF building, built in 1930 and zoned C3, provides a blank canvas for your vision. With a prime location in the Indianapolis area, it offers convenience and potential. The property features a demoed interior ready for your use, close proximity to Butler University, and an overhead drive-in door, catering to various business needs. Explore the possibilities this versatile space offers and envision the future of this remarkable investment opportunity.

## LOCATION DESCRIPTION

Discover the vibrant surroundings of 4002 Cornelius Ave, a property located in the heart of Indianapolis, IN. This dynamic area offers proximity to Butler University, known for its academic influence. Within the vicinity, embrace the diverse dining options and retail establishments that contribute to the area's bustling energy. Engage in the thriving local community and explore the opportunities for growth and connection. With convenient access to major thoroughfares, this area presents endless possibilities for a Special Purpose / Other investor to integrate into the vibrant fabric of Indianapolis' commercial landscape.



**KRISTEN BERRY**

O: 317.454.7171 | C: 317.660.1289  
kberry@premiercres.com