

1301, 1335 Barth Avenue & 1310 Shelby Street Fountain Square, Indianapolis



FOR SALE - ~~\$1,790,00~~ \$1,690,000

1301 Barth Avenue and 1310 Shelby Street may be purchased together with an asking price of \$1,390,000

- Approx. 11,060 sf retail/warehouse building (currently leased as a brewery/bar) with multiple overhead doors, outdoor stage + parking lot; extra commercial lot facing Shelby Street.; plus approx. 1,977 sf. (includes basement), nicely updated 3 bedroom, 2 bath rented house with deck and 3 parking spaces (interior pictures available) in popular Fountain Square.
- (1301 Barth) .57 +/- acre, 27-car paved parking (zoned CS); plus (1310 Shelby) adjacent .088 +/- acre lot fronting Shelby Street (zoned MU1); plus (1335 Barth) adjacent 3,040 +/- sf corner lot (zoned D5 & CS).
- Sits 2 blocks south of Virginia Avenue, in the midst of a growing retail area with new apartment buildings.
- Consider 1301 Barth as retail/warehouse/flex/special use for a new owner/tenant.
- Suited for user or investor
- Sellers are motivated.
- 1301 Barth: Currently a brewery/bar - 2026 rent, \$8,357.55/month NNN.
- 1335 Barth: Projected rent for 2026, \$2,100/month.
- 1301 Barth: Large water lines, wide column spacing, high ceilings, gas heat, heavy concrete floors and private offices. 400 amp, 3-phase power.
- Eight 12' overhead doors face alley at rear with one smaller overhead door at main entrance.
- Portion of roof is metal and portion is rubber membrane.
- Front porch area and stage offers outdoor seating and entertainment venue.
- Tenant's furniture, equipment, trade name and fixtures not included.
- Current 1301 Barth lease expires January 31, 2028.
- Current 1335 Barth lease expires April, 2026.

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