



## **East Washington 137 L.L.C.**

137 E Washington St, Shelbyville, IN 46176

### **Chad Christian**

Christian Investments

318 E Broadway St, Suite 3, Shelbyville, N 46176

[chad@christianllc.net](mailto:chad@christianllc.net)

(317) 398-7203



## East Washington 137 L.L.C.

\$5.00 /SF/YR

A large gym space with stage, handicap accessible men and women restrooms, large kitchen area with stoves, microwaves, refrigerators, 3 bay stainless steel sink. Completely heated and cooled with multiple tables and chairs with white cloth coverings. This space could be used for weddings, receptions, graduations, birthday parties, business meeting or schooling. Could also be rented out for physical activities such as basketball, volleyball and any other type of exercise activity. We also have 2 batting cages in the basement.

CHRISTIAN INVESTMENTS is looking to attract events to our newly renovated downtown. We have event space available at 137 E Washington St, Shelbyville In.. This is a full-size gym with a stage at one end and a full kitchen at the opposite end. We also have a garage door that you can back into to unload inside the building. We have off the street parking lot for the event space along with street parking.

\$50 hr for gym only.

\$10...

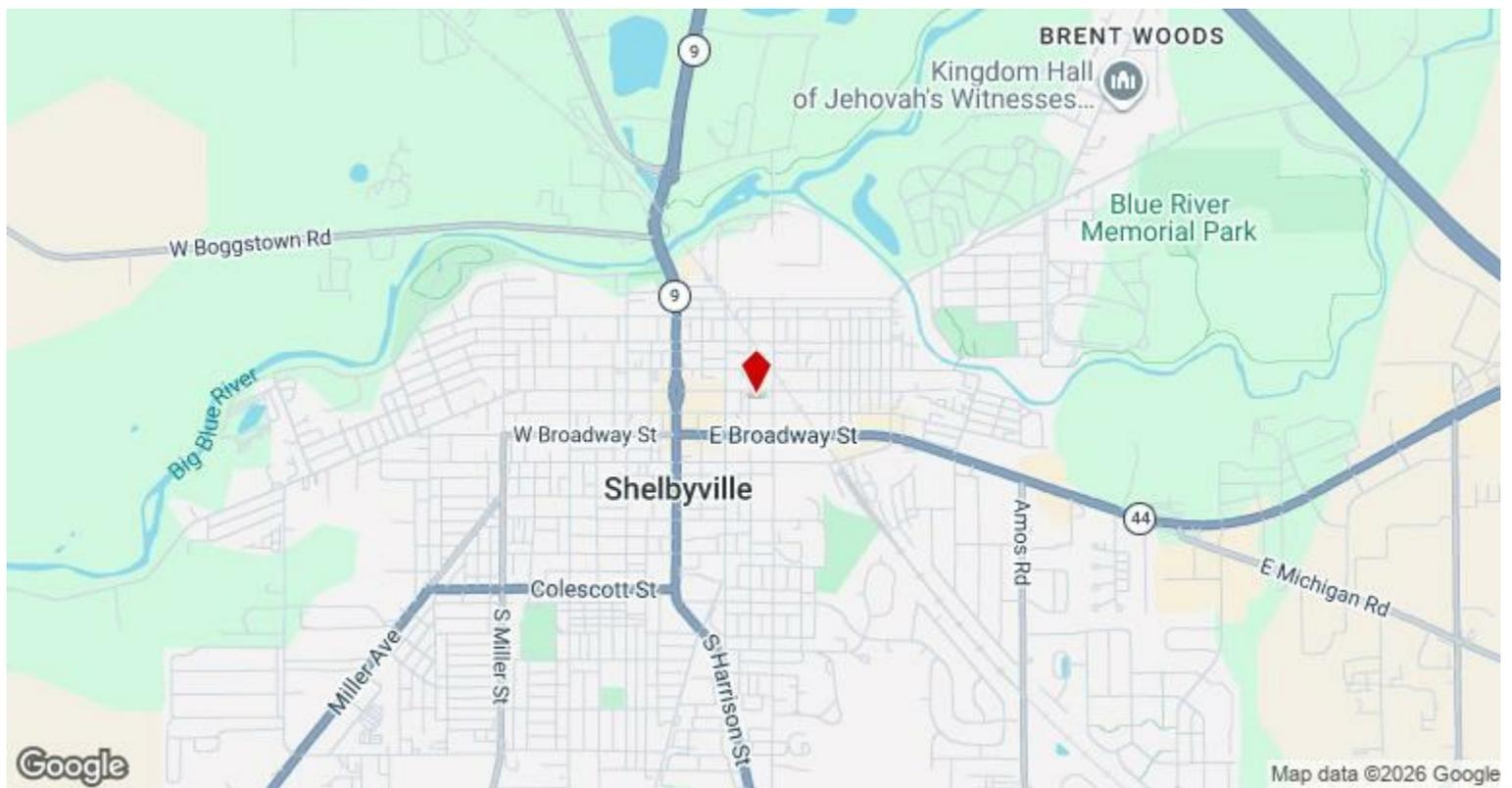


Rental Rate:	\$5.00 /SF/YR
Min. Divisible:	1,000 SF
Property Type:	[object Object]
Property Subtype:	Lodge/Meeting Hall
Year Built:	1928
Rental Rate Mo:	\$0.42 /SF/MO

## 1st Floor

Space Available	1,000 - 14,953 SF
Rental Rate	\$5.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Retail
Lease Term	1 - 3 Years

**DOWNTOWN REDEVELOPMENT OPPORTUNITY**  
**DOWNTOWN OPPORTUNITIES** 30,000 sq ft building for Lease or Sale zoned BC (Business Central) located at 137 E Broadway Shelbyville IN. Multi Use building with a full gym, stage, full basement with parking garage, commercial kitchen. This building has new utilities, fire alarm system, security camera system. The uses offices/retail/hotel/motel/church/sports complex/farmers market. Please look at photos and blue prints. We have 5 tenants at this time and has room for may more. Monthly rent collected this month was \$4800 and if it was 100% occupied it could generate up to \$8000 a month. 01/09/2018 New roof installed and all new windows.**GREAT INVESTMENT OPPORTUNITY**Corner of E. Washington and N. Noble Street



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\$50 hr for gym only.

\$10 hr for table and chairs.

\$40 hr for kitchen.

8 hr and over rental 10% discount

24 hr and over rental \$20% discount

If needing it more than a weekend or planning on using it on a continuous basis please contact the office.

# Property Photos



photo



photo

# Property Photos

