

SALE/LEASE



RETAIL/OFFICE

34 W RAMPART ST, SHELBYVILLE, INDIANA 46176



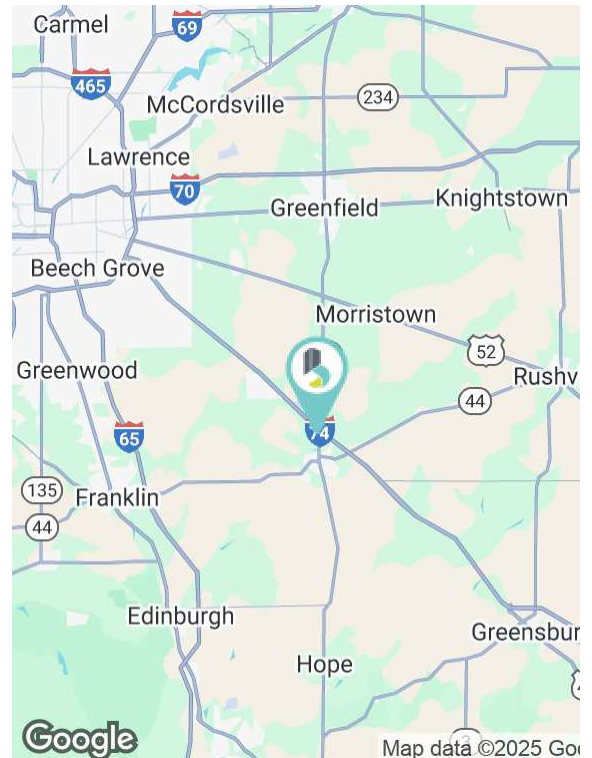
SHELBYVILLE I-74 & SR 9 INTERCHANGE | 3,058 SF BUILDING

PROPERTY HIGHLIGHTS

- Versatile retail/office building with many uses: restaurant with drive-up lanes, bank or credit union, general or medical office.
- Prime location at I-74 and SR 9 interchange
- Spacious lot with room to expand
- Located in an Opportunity Zone

Sale Price:	\$650,000
Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	3,058 SF
Lot Size:	1.89 Acres

PaulDickTeam.com



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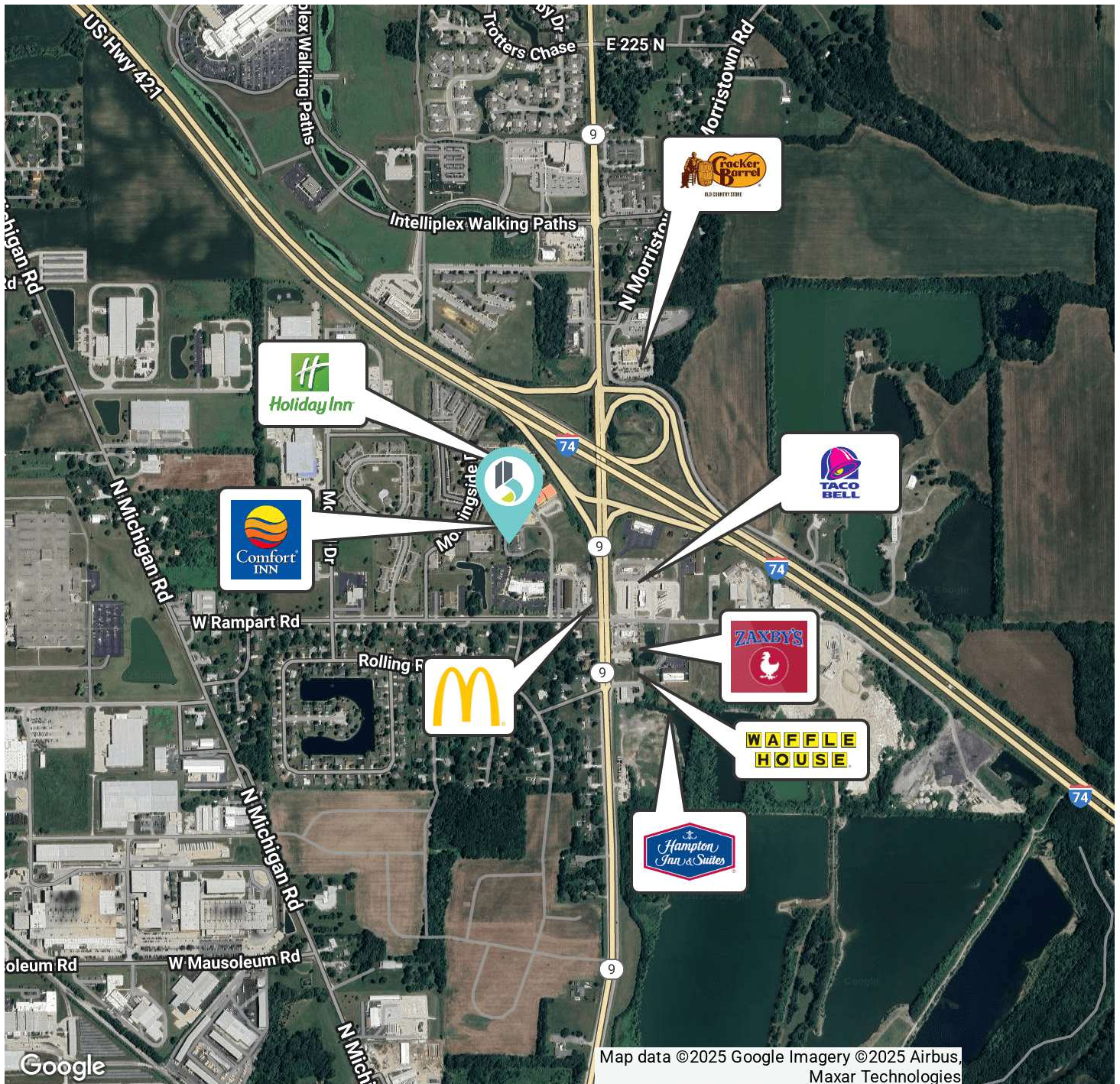
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PROPERTY OVERVIEW

34 W RAMPART ST, SHELBYVILLE, IN 46176

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Address:	34 W. Rampart Street, Shelbyville, IN 46176
Property Type:	Retail / Office
Building Size:	3,058 SF
Lot Size:	1.89 AC
Zoning:	B-2 / Highway Commercial District
Year Built:	1995 / 2013
Parking:	24 spaces (8 spaces / 1,000 SF)
Construction:	Foundation: concrete slab Structure: wood Exterior: EIFS Roof: pitched / asphalt shingles (2022)
HVAC:	Two. split system gas furnaces (2021, 2025)
Operating Expenses:	\$11.00 / SF (see below for breakdown)



Expenses	Annual Cost	PSF
RE Taxes	\$12,582	\$4.11
Utilities	\$8,800	\$2.88
Insurance	\$4,250	\$1.39
Maintenance	\$5,000	\$1.64
Repairs	\$3,000	\$0.98
Total	\$33,632	\$11.00

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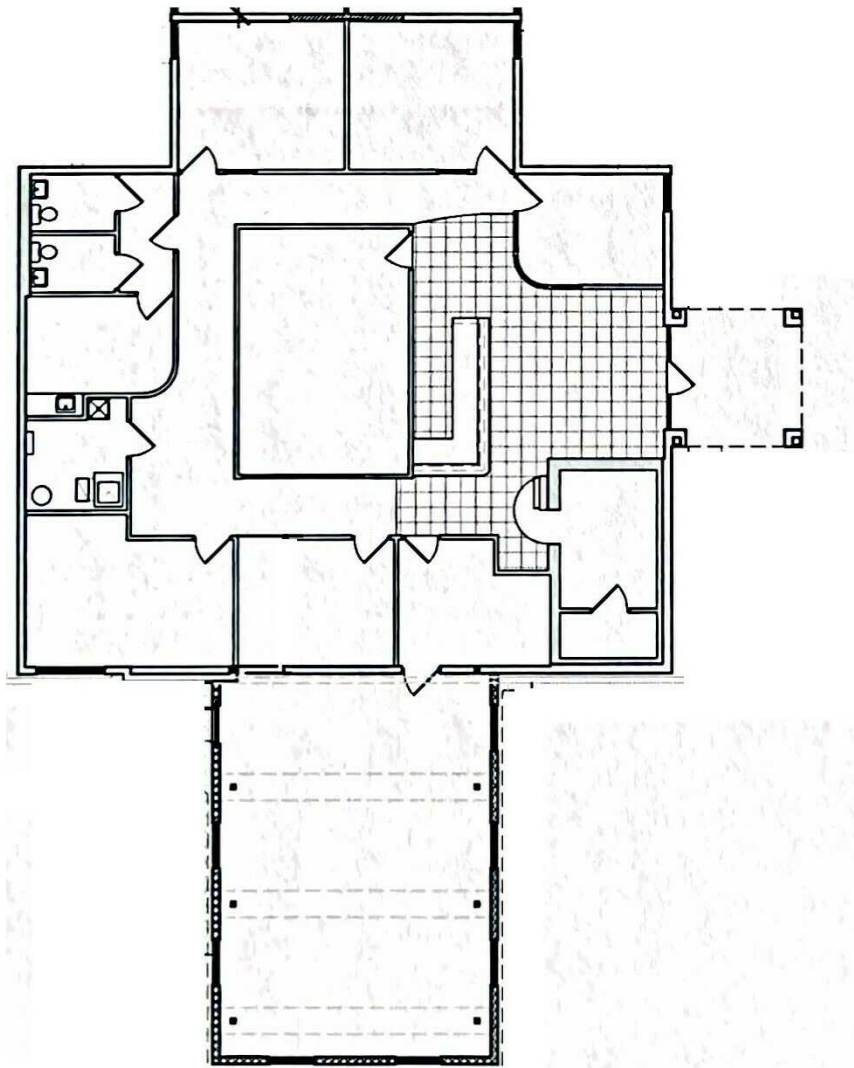
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ADDITIONAL PHOTOS

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