



We are delighted to present a prime C3 building boasting 7,918 square feet of versatile space, situated in the vibrant heart of Indianapolis on Central Avenue. This standout investment property offers a unique blend of commercial possibilities. This property comes with a strong tech tenant with 5 years remaining on their lease at market rate rents with 4%y0y increases, and an option to renew. Opportunity exists to renew tenant after 5 years or create your another use. With new housing surrounding the area, there is opportunity to and demand long term for this location.

## 1828 CENTRAL AVE

*1828 Central Ave  
Indianapolis, IN 46202*

**Land Size: 11,326.00 Sq. Ft.  
Property Size: 7,918 Sq. Ft.  
Year Built: 1999**

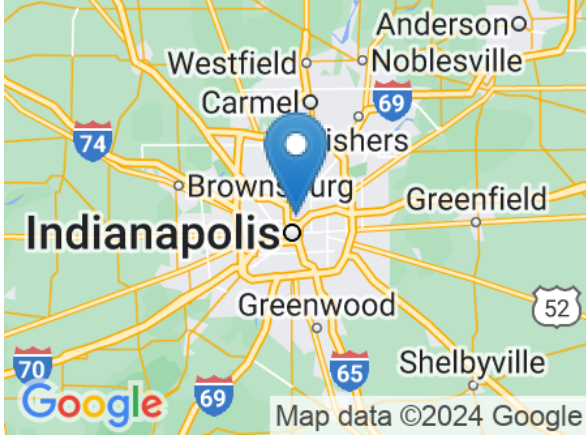
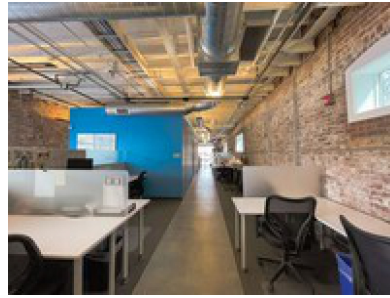
**Purchase Price:**  
**\$2,500,000.00**

Contact:

**SAM GORALL, NCREA**  
**317-701-7676**

samgorall@kw.com





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48 N Emerson Ave  
 Suite 300  
 Greenwood, IN  
 46142  
 United States  
 317-701-7676  
 samgorall@kw.com