

SALE

RETAIL



205 PALMER ST.



#### PROPERTY OVERVIEW

Located in the Old Southside near Lily Corporate Campus, Lucas Oil Stadium and other Indy destinations. Great location for the following uses and more: animal boarding, artisan food and beverage, restaurant, artist studios, entertainment venue, retail, office or potential industrial uses. This property is located along the Graffiti Trail.

#### PROPERTY HIGHLIGHTS

- Industrial building with manufacturing history
- 1-mile from I-70 and I-65 interchanges
- Space for 31± onsite parking spaces plus street parking
- 5 dock doors, fenced yard area with covered dock
- Zoned C-S: Includes all C-1, C-3, artist studios, art marketplaces and accessory indoor entertainment venue/banquet facilities (2022 Rezoning from I-4 to CS)
- First Floor: 21,650 SF plus usable Basement: 16,288 SF
- West wing built in 1850's, east wing built in 1927
  - East and west wing combined by loading docks in mid 1960's

#### SALE PRICE

\$799,000

Lot Size: 1.07 Acres

Building Size: 37,938 SF



#### BRADLEY COMPANY

310 E. 96th St., Suite 100  
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#### PHILLIP COSMAS

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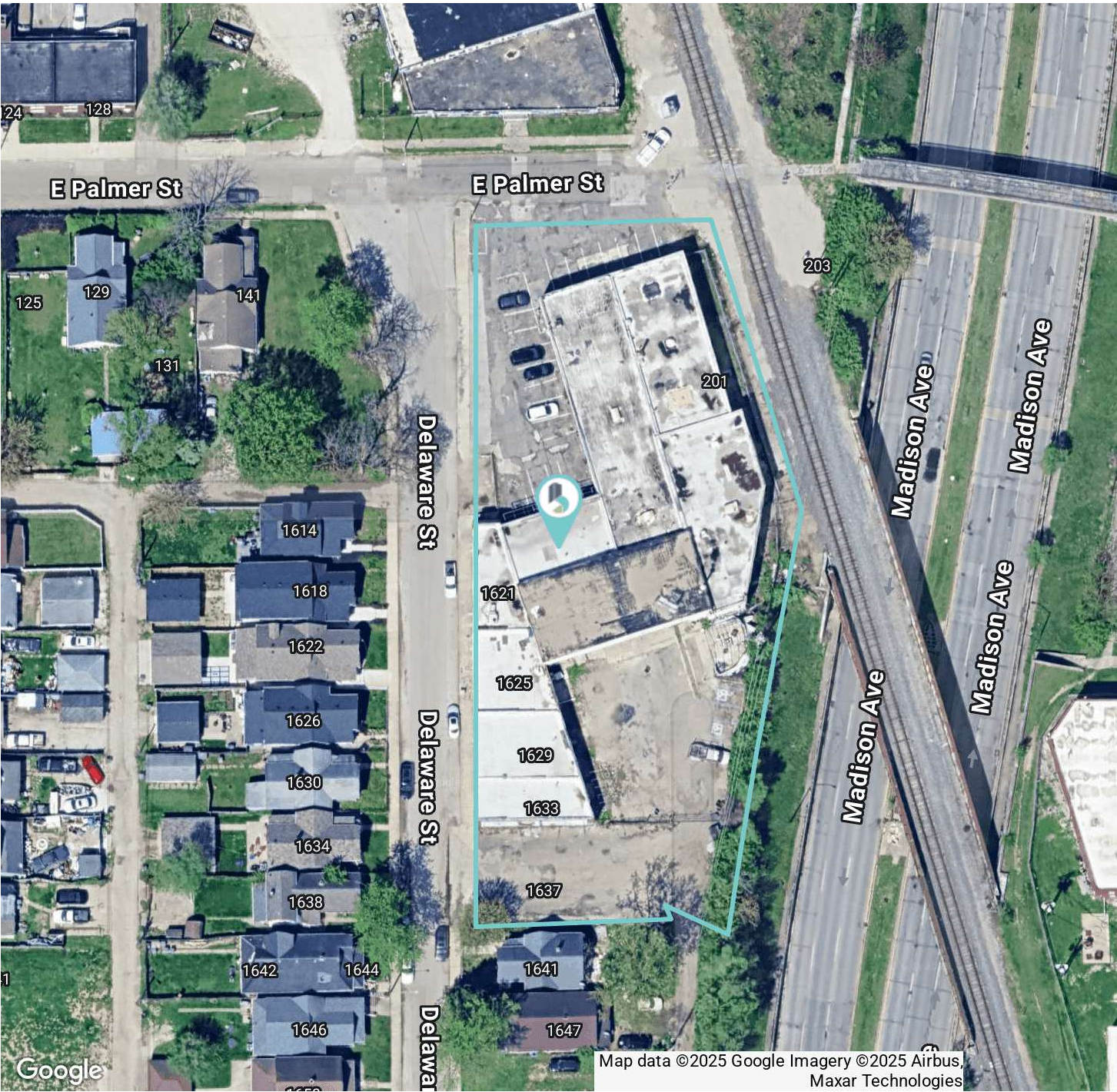




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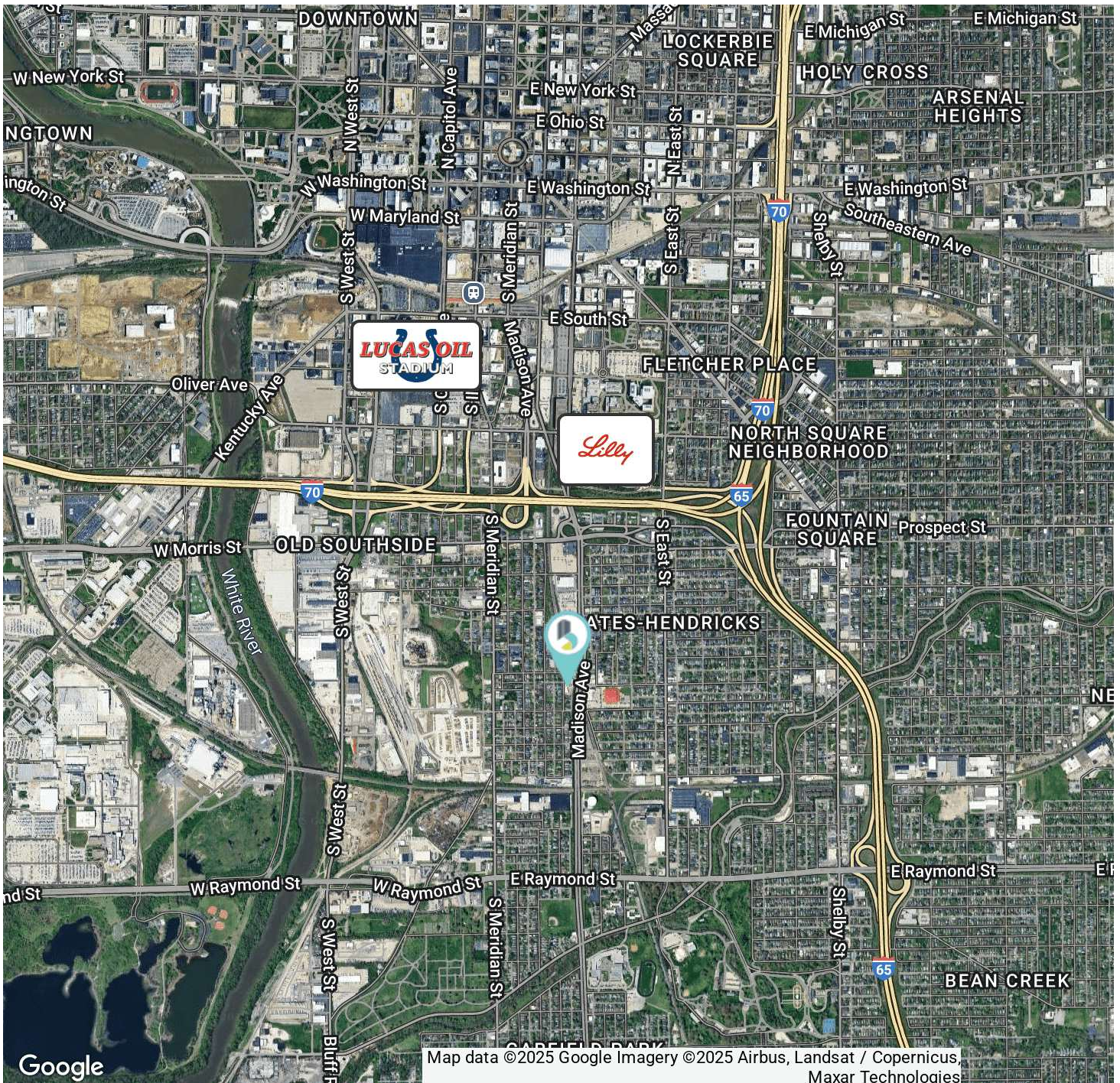




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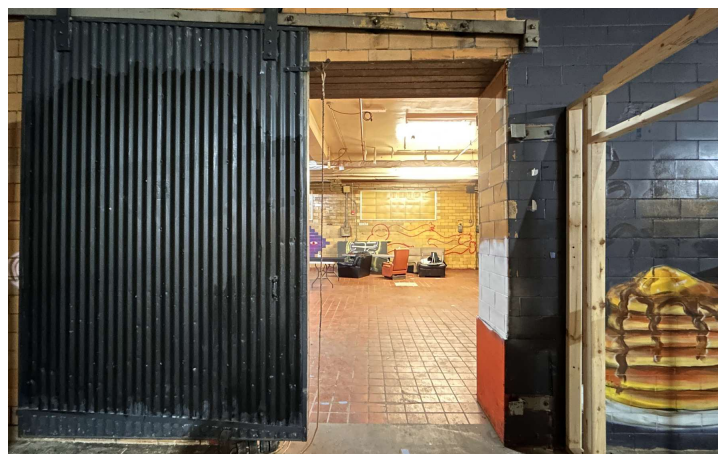
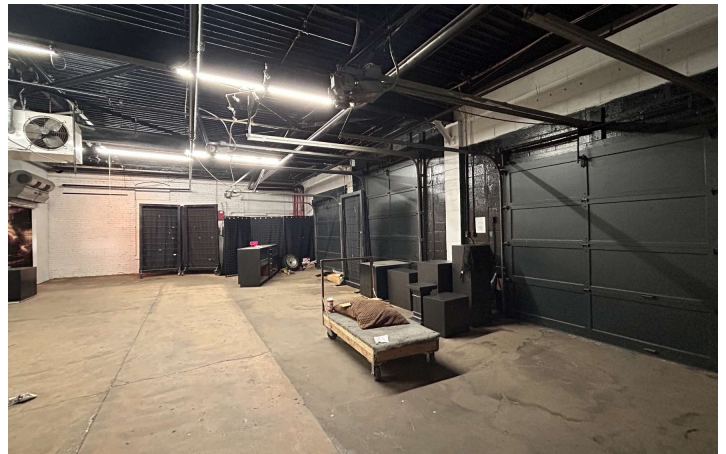




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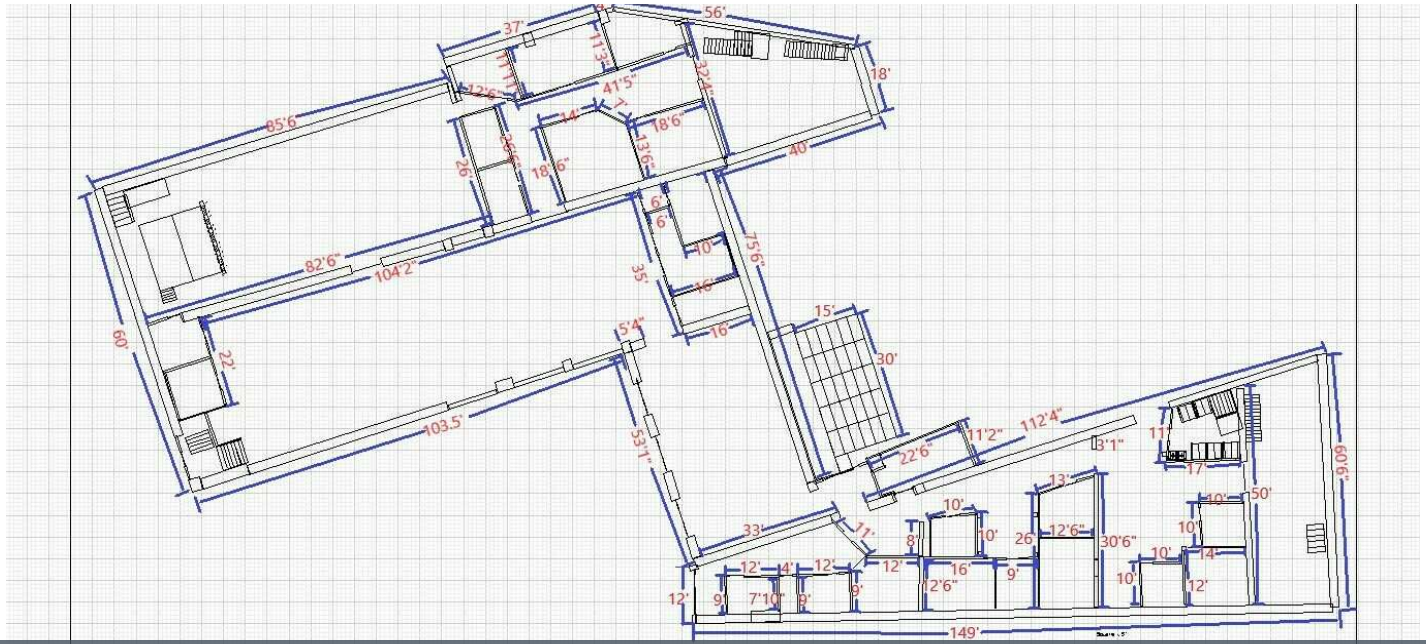




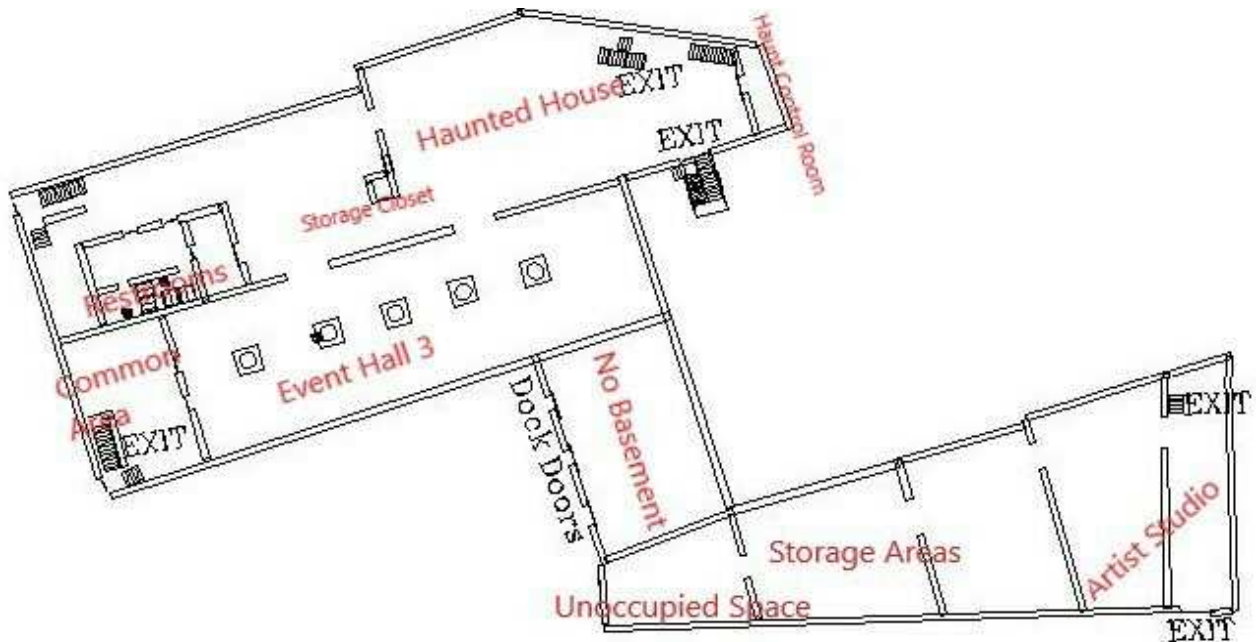
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Main Floor



Basement

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