

## **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

Broker

317.716.1944

- 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
T Cl	4.05.4
Lot Size:	1.07 Acres
Building Size:	37,938 SF



jshallopwright@bradleyco.com













SALE

RETAIL



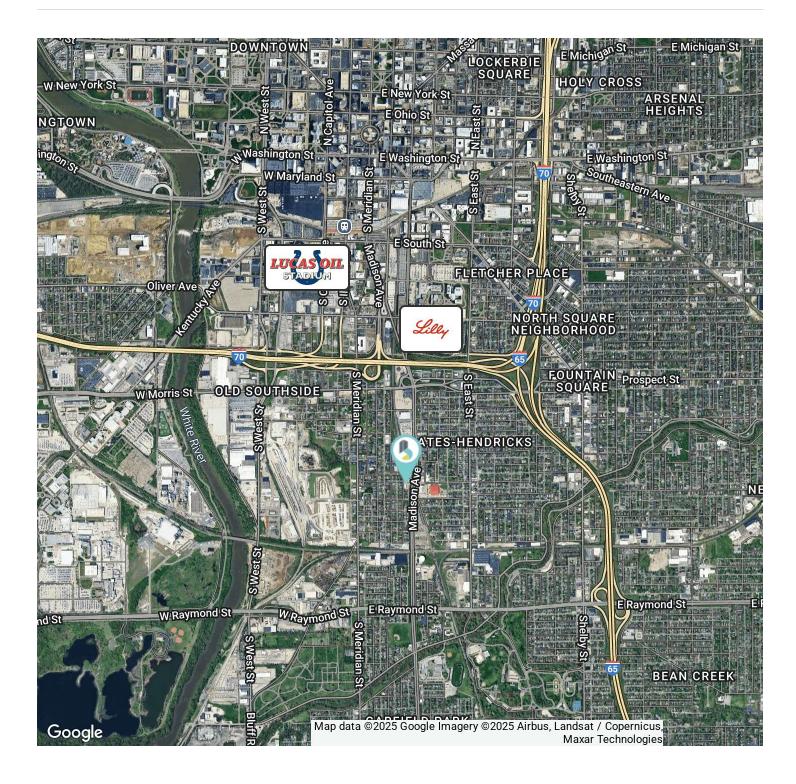
JOLYNN SHALLOP WRIGHT

Broker 317.716.1944 jshallopwright@bradleyco.com PHILLIP COSMAS Senior Vice President 317.201.1812 pcosmas@bradleyco.com



SALE

RETAIL



JOLYNN SHALLOP WRIGHT

Broker 317.716.1944 jshallopwright@bradleyco.com PHILLIP COSMAS Senior Vice President 317.201.1812 pcosmas@bradleyco.com

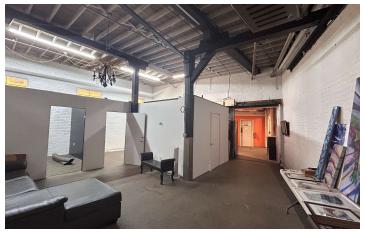


SALE

**RETAIL** 













JOLYNN SHALLOP WRIGHT Broker 317.716.1944 jshallopwright@bradleyco.com

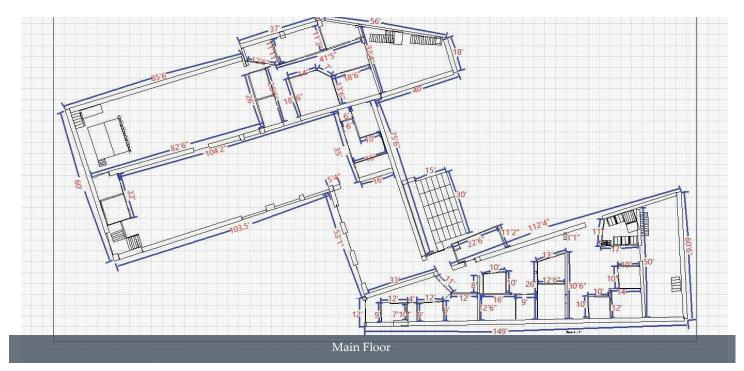
PHILLIP COSMAS Senior Vice President 317.201.1812 pcosmas@bradleyco.com

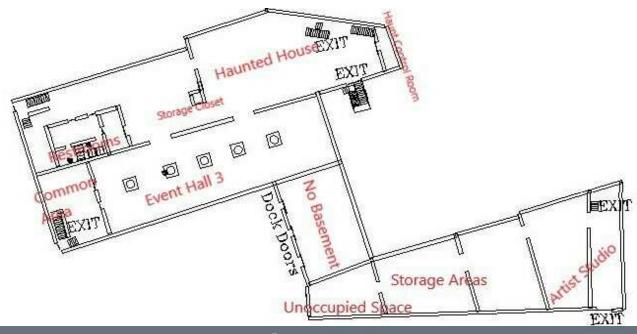
©2025 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



SALE

RETAIL





JOLYNN SHALLOP WRIGHT

Broker 317.716.1944 jshallopwright@bradleyco.com PHILLIP COSMAS

Senior Vice President 317.201.1812 pcosmas@bradleyco.com