

RETAIL / INDUSTRIAL

6845 MASSACHUSETTS AVE.

SALE PRICE

Indianapolis



PROPERTY OVERVIEW

Excellent owner-user opportunity on the east side of Indianapolis that allows for many retail, office or light industrial uses. The property is only 1 mile from the I-465 interchange and 2 miles from the I-70 interchange, has two points of ingress/egress and great visibility near the highly trafficked 38th St./Pendleton Pike/Shadeland Ave. intersections. Surrounded by numerous amenities and established businesses such as EquipmentShare, Hindel Bowling Lanes, U-Haul, Advanced Auto Parts and CVS.

PROPERTY HIGHLIGHTS

- Former Aldi Grocery Store
- Upgraded, 3-phase, 1,600 Amp electrical system
- (2) 7.5-ton HVAC systems recently installed
- 14' clear height to deck
- · Refrigerators and coolers still in place
- 115 parking spaces (7.7:1,000 SF)
- · Large backlit pylon sign
- C-5 Zoning with Hydroponic Farm variance
- · IndyGo bus stop at the corner of site along with Purple Line improvements along 38th St

Lot Size:	4.188 Acres
Building Size:	15,100 SF
465	
Meridian Hills	McCordsville
Rocky Ripple	wrence Mt Comfort
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Cumberland 40

Map data ©2024

\$1,649,000





6845 MASSACHUSETTS AVE, INDIANAPOLIS, IN 46226

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PHILLIP COSMAS
Senior Vice President

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Principal 317.258.0179 tosborne@bradleyco.com



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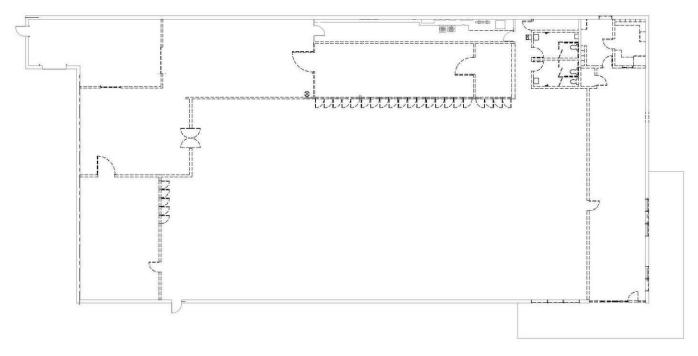


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