

SALE



RETAIL / INDUSTRIAL

6845 MASSACHUSETTS AVE.



6845 MASSACHUSETTS AVE, INDIANAPOLIS, IN 46226

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

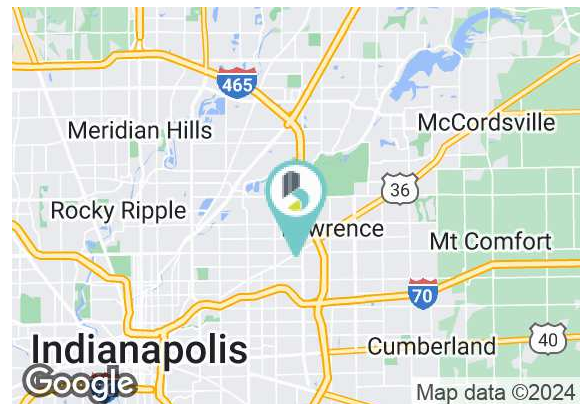
- Former Aldi Grocery Store
- Upgraded, 3-phase, 1,600 Amp electrical system
- (2) 7.5-ton HVAC systems recently installed
- 14' clear height to deck
- Refrigerators and coolers still in place
- 115 parking spaces (7.7:1,000 SF)
- Large backlit pylon sign
- C-5 Zoning with Hydroponic Farm variance
-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

SALE PRICE

\$1,649,000

Lot Size: 4.188 Acres

Building Size: 15,100 SF



BRADLEY COMPANY

310 E. 96th St., Suite 100
Indianapolis, IN 46240
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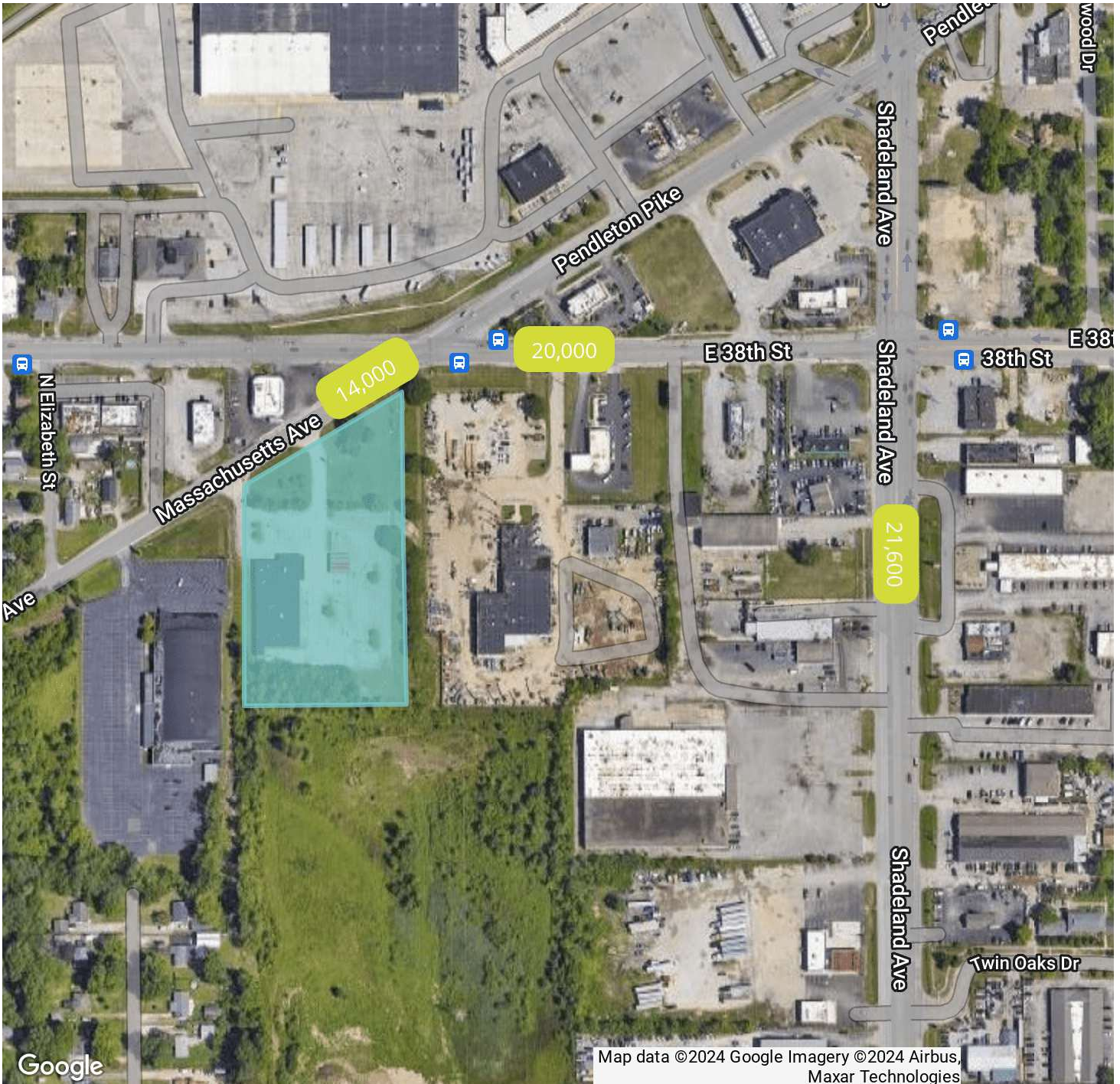
BRADLEYCO.COM



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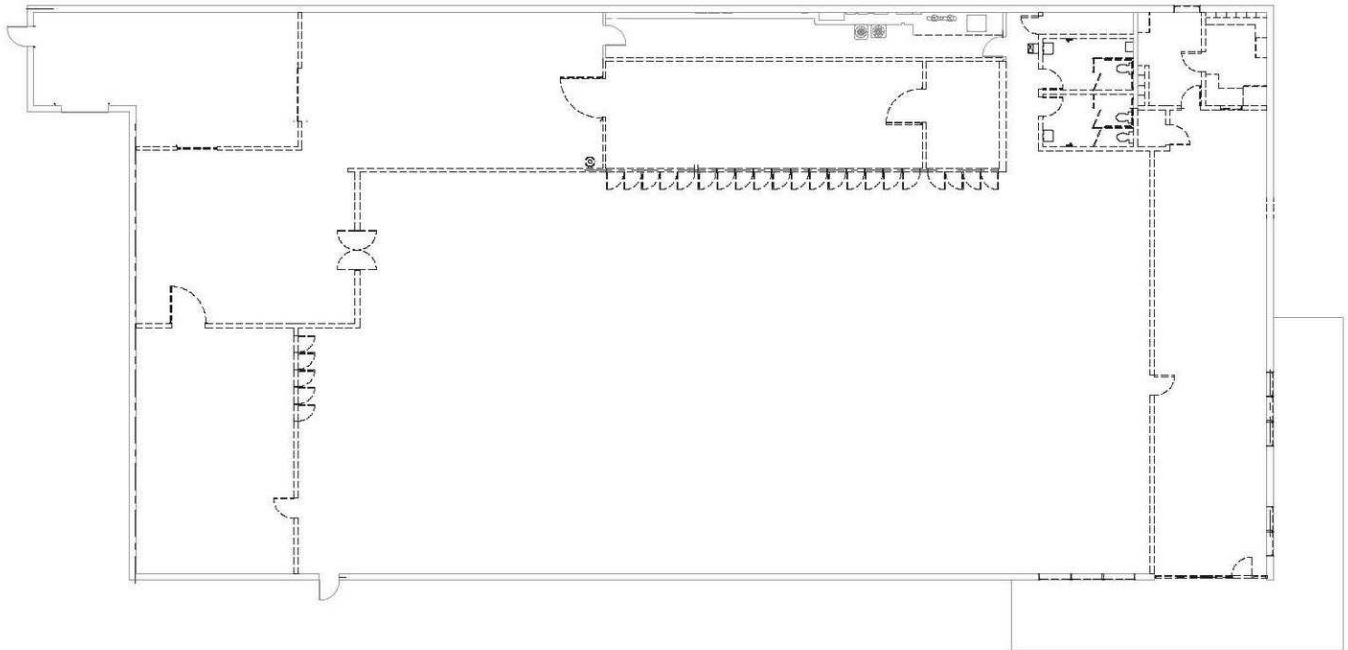
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