

# DOWNTOWN COMMERCIAL PROPERTY

901 & 907 N Pennsylvania Street | Indianapolis, 46204

AVAILABLE FOR LEASE



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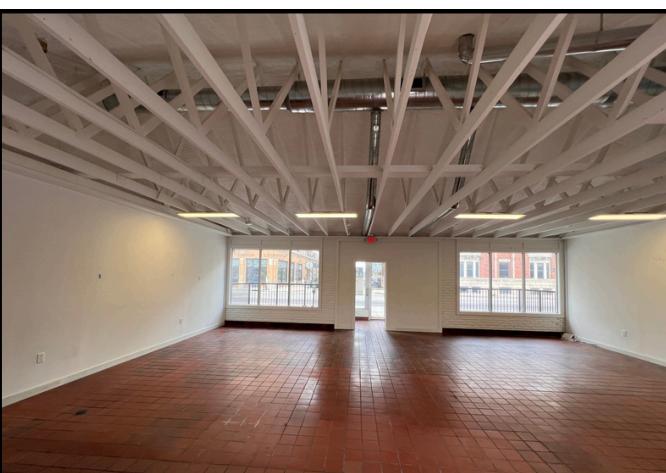
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- Building Size: 1,189/SF
- Lot: .24/AC (10,430/SF) (75' x 140')
- Zoning: CBD-2 (RC)
- Year Built: 1938 | Renovated: 2024
- Interior: Open-floor plan (2 RR's)
- Exposed ceiling, LED lighting
- Two-sided exterior patios (gated)
- Private Parking Lot (gated)



Freestanding building located in the St. Joseph neighborhood across from the Central Library. Large windows flood interior with natural light. New roof, HVAC, electrical, and plumbing. The Interior is open & airy, exposed ceiling, LED lighting, 2-restrooms, new decks & fenced patios ideal for outdoor seating or display. On-street parking plus private gated private parking lot (shared with 901).



Contact Stacia Yeager

Phone: 317.997.1380

Email: [Stacia@InsiteIndy.com](mailto:Stacia@InsiteIndy.com)

600 Kentucky Ave #200 | Indianapolis, IN 46225

# SHARED PRIVATE PARKING LOT

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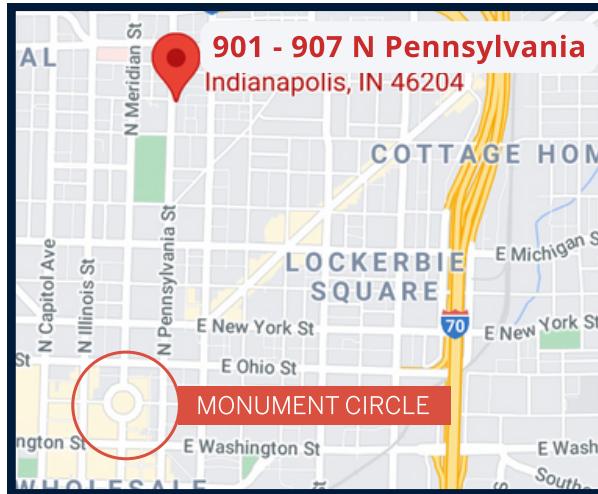
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# SITE PLAN

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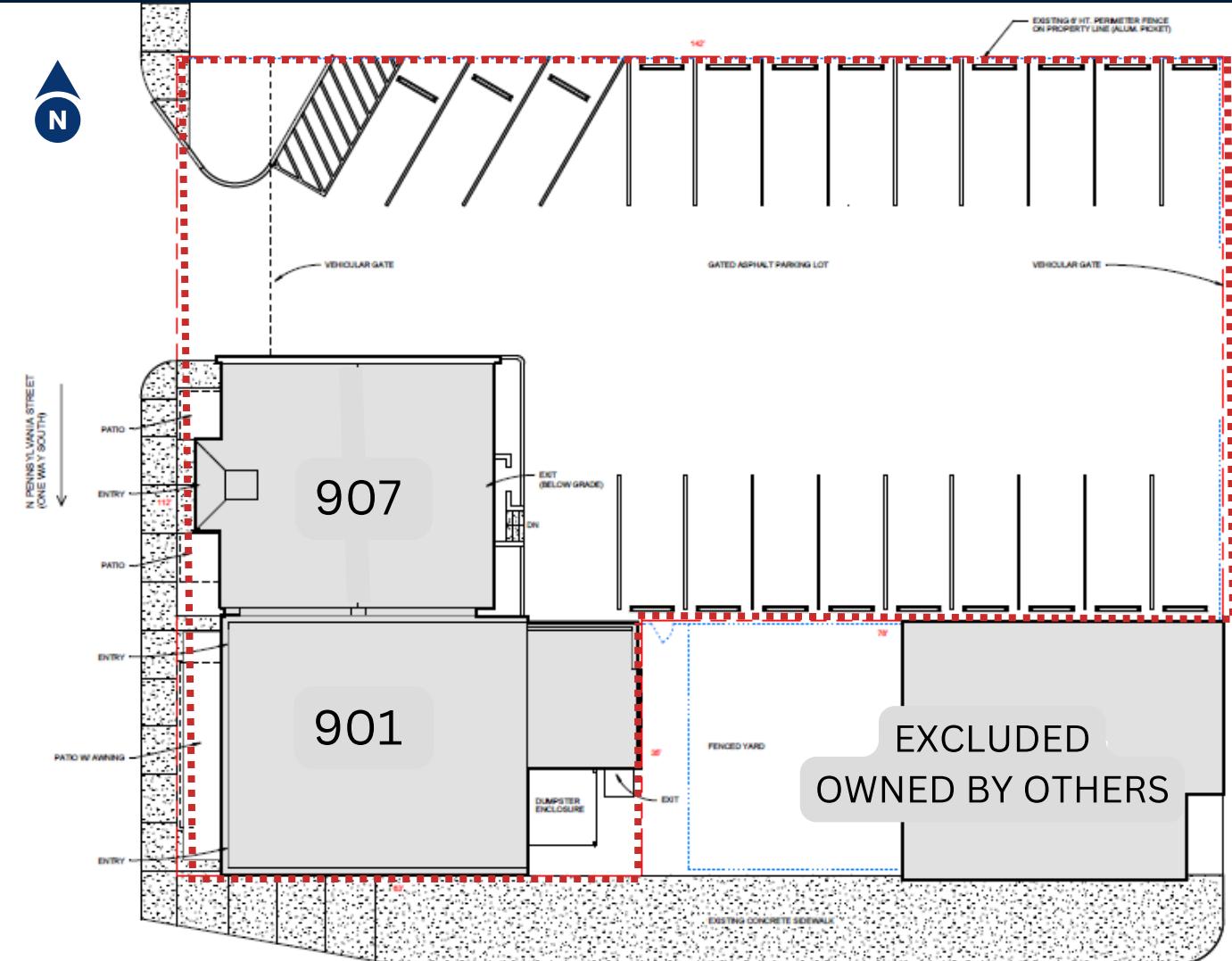
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## LOCATOR MAP



## AERIAL VIEW



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**Commercial Retail Opportunity in Historic St. Joseph** Located on the corner of 9<sup>th</sup> & Pennsylvania St. on the northeast side of downtown Indianapolis. Rare offering includes two freestanding fully renovated buildings, both with outdoor patios. Ample parking on-street and tenant-controlled gated parking lot with 20+ spaces, highly functional for customers and employees.

**901 N. Pennsylvania - 1,733 SF** - Originally built in the 1920s as a Childs Grocery, one of a small chain of locally owned stores that became one of Kroger Grocery's first branded stores in the 1940's. This building carries a legacy of successful neighborhood commerce and adaptability for uses such as retail, restaurant, coffee house, or office. Blend of vintage charm with modern upgrades & efficiencies, now with parking.

**907 N. Pennsylvania - 1,189 SF** - Built in the 1930s as a Toddle House restaurant open 24-hours, seven days a week, diner known for its breakfast menu and distinctive blue porcelain tile roof. Mid-century nostalgia, fully renovated, efficient, freestanding building, with excellent visibility, access, and shared gated parking lot, an ideal fit for cafe, boutique retail, or studio space.

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