



Keystone Ave Office Building

4006 N Keystone Ave
Indianapolis, IN 46205



Prime Keystone Ave Location

This newly remodeled two-story office building on the northside of Indianapolis is an excellent investment opportunity or a perfect space for an owner-user. The second floor is leased to Positive Steps Behavioral Solutions until 2027, while the entire first floor (3,122 SF) is available. The first floor features a spacious lobby with a reception area, four private offices, two large conference rooms (approximately 11' x 19'), and a 20' x 26' training room that can also serve as cubicle space. There's an additional room (11'5" x 14'6") that can be used as a break area. This office is ready for occupancy!

Property Highlights

- ▶ Two-story office - 6,244 SF
 - ▶ First floor available - 3,122 SF
- ▶ Excellent visibility along N Keystone Avenue
- ▶ Parking lots on both sides of the building
- ▶ Close proximity to I-70, I-465, and I-69
- ▶ Recent improvements include interior and exterior paint and all new flooring throughout
- ▶ **FOR SALE: \$850,000**

JOHN CAFFRAY

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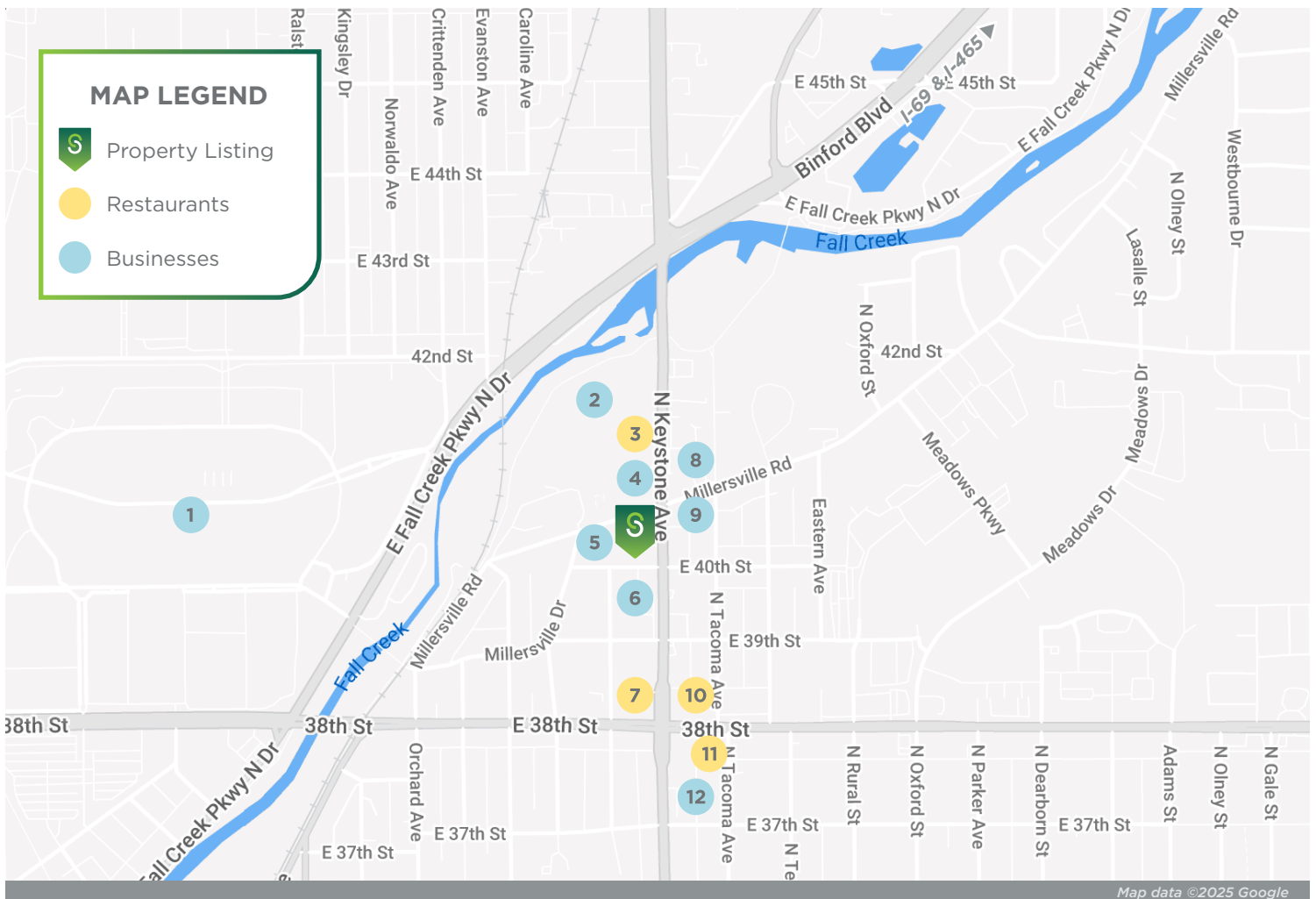
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Excellent Location

This office building is situated on the north side of Indianapolis, at the intersection of North Keystone Avenue and East 40th Street, approximately nine blocks from the Indiana State Fairgrounds. It is located half a mile south of the junction at Binford Boulevard and East Fall Creek Road. Nearby businesses include A&R Tires, Scandinavian Comfort & Modern Furniture, the Indiana Department of Child Services, King Ribs BBQ, Meineke Car Care, Crown Liquors, and Bane-Clene Systems.

Nearby Businesses

- | | | |
|--|-----------------------------------|--------------------------------------|
| 1. Indiana State Fairgrounds & Event Center | 4. A & R Tire | 9. Crown Liquors |
| 2. Indiana Department of Child Services | 5. Scandinavian Comfort | 10. Popeyes Louisiana Kitchen |
| 3. King Ribs Bar-B-Q | 6. Bane-Clene Systems | 11. McDonald's |
| | 7. White Castle | 12. Dollar General |
| | 8. Meineke Car Care Center | |

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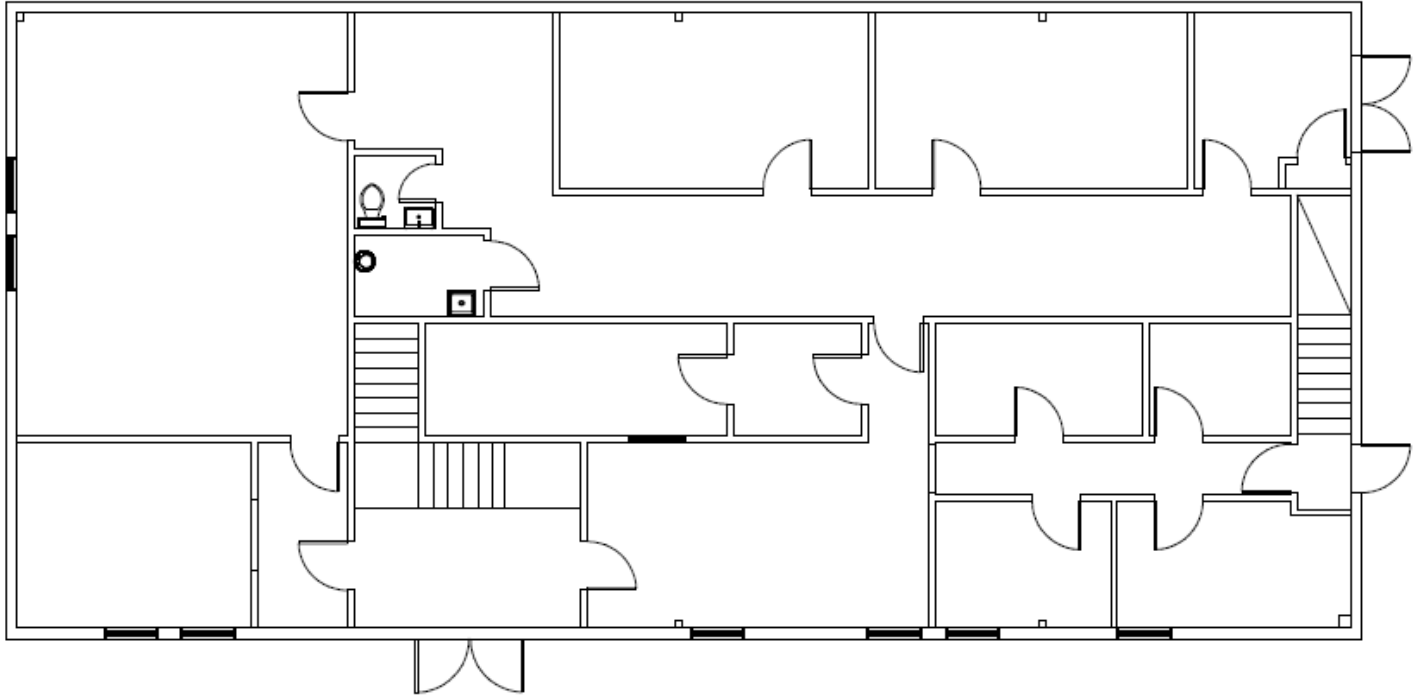
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First Floor *AVAILABLE SPACE* - 3,122 SF



Floor plan may not be to scale.
Contact broker for detailed floor plan.



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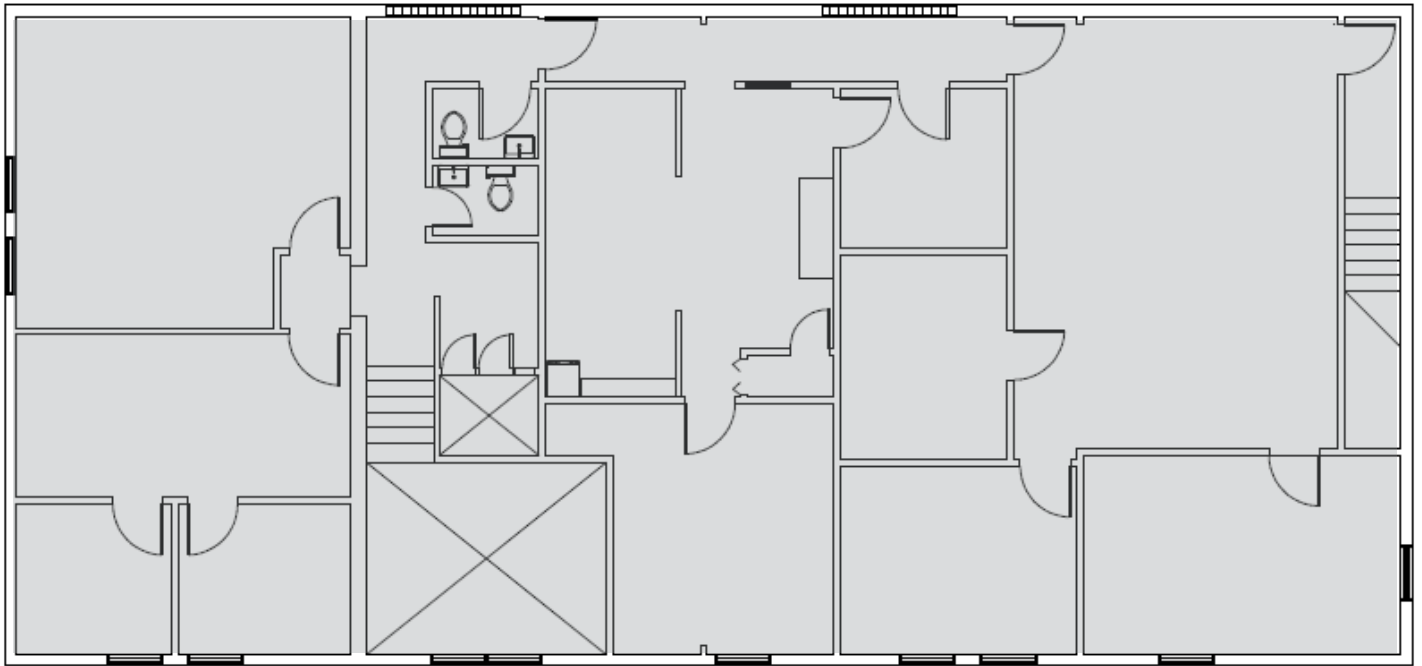


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Second Floor **LEASED SPACE** - 3,122 SF

Leased to Positive Steps Behavioral Solutions - 12/31/2027



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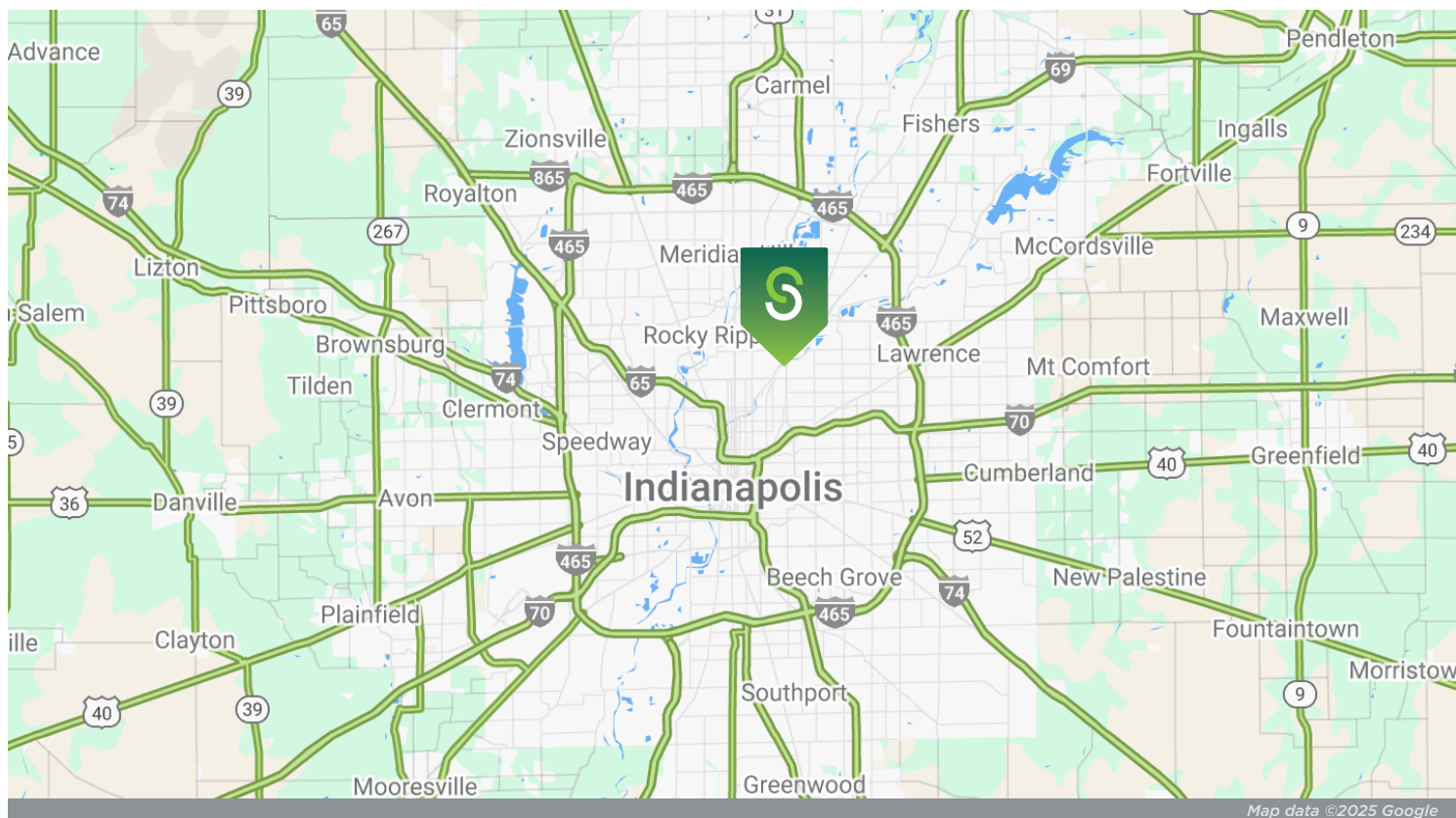
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PROPERTY INFORMATION

Address	4006 N Keystone Ave
City, State, Zip	Indianapolis, IN 46205
County	Marion
Township	Washington
Parcel Number	49-07-18-110-162.000-801 49-07-18-110-163.000-801 49-07-18-110-164.000-801
2024 Tax/Payable 2025	\$4,858.78



SALE INFORMATION

Price	\$850,000
Terms	Cash at closing

SITE DATA

Site Acreage	0.36
# of Parcels	3
Zoning & Description	MU1 - Mixed-Use
Land Access	Public
Nearest Interstate	I-70, I-465, I-69
Parking Description	Paved, 2 lots
Cross Street	E 40th St
Traffic Count	24,307

UTILITIES

Electric Provider	AES of Indiana
Natural Gas Provider	Citizens Energy
Water & Sewer Provider	Citizens Energy
High Speed Data	Spectrum

ADDITIONAL INFORMATION

- High visibility
- Surrounded by a wide variety of users
- Front door parking
- Second floor leased until 12/31/2027

BUILDING INFORMATION

Property Type	Office
Total Area SF	6,244
Available SF	3,122 (First floor)
Tenancy	Multiple
Year Built	1965
Year Renovated	2023/2024
# of Stories	2
Construction Type	Concrete block
Roof	Built up
Heating	Gas forced air
A/C	Central air
Sprinkler	No
Lighting	LED
Ceiling Height	9'
Electric Service	200amp
ADA Compliant	No
Elevators	No
Signage	Building façade
Restrooms	1 - 1st floor; 2 - 2nd floor
High Speed Data	Available
Floor Coverings	Vinyl/carpet
Ext. Finish	Concrete block
Security	Yes

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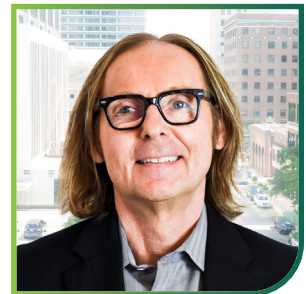
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Senior Broker



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TI-Source.com

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Sturges Development

260 426 9800

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