

1058 S Ewing St, Indianapolis, IN

C-7 BUILDING FOR SALE



### Property Overview

Commercial / Industrial opportunity in the heart of downtown Indianapolis' near southeast side. This 1.13-acre (49,267 SF) site includes a 2,400 SF single-story commercial building with a drive-in door, a reception/office area, and an updated restroom. A separate two-car garage with 572 square feet is located in the back, plus over 3,000 square feet of paved parking.. Currently zoned D-5 or C-7, with comprehensive plan potential for rezoning to Light Industrial. This property supports a variety of commercial, contractor, storage, and light industrial uses.

Ample yard space, strong flexibility, and convenient access to downtown and major corridors make this a compelling value-add opportunity. Great owner occupant offering or expansion parcel for nearby businesses!

### Property Highlights

- 2,400 SF commercial building
- 1.13 acres
- Detached 2-car garage plus 3200 sf paved yard
- Walk in Reception / Office Area with Updated Restrooms
- Built 1962
- Easy Access to Downtown Indianapolis

### Property Details

Building SF: 2,400

Price: \$299,000

Floors: 1

Lot Size: 1.13 Acres

Year Built: 1962

Zoning: D-5 or C-7

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KW INDY METRO NORTHEAST

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Indianapolis, IN 46240

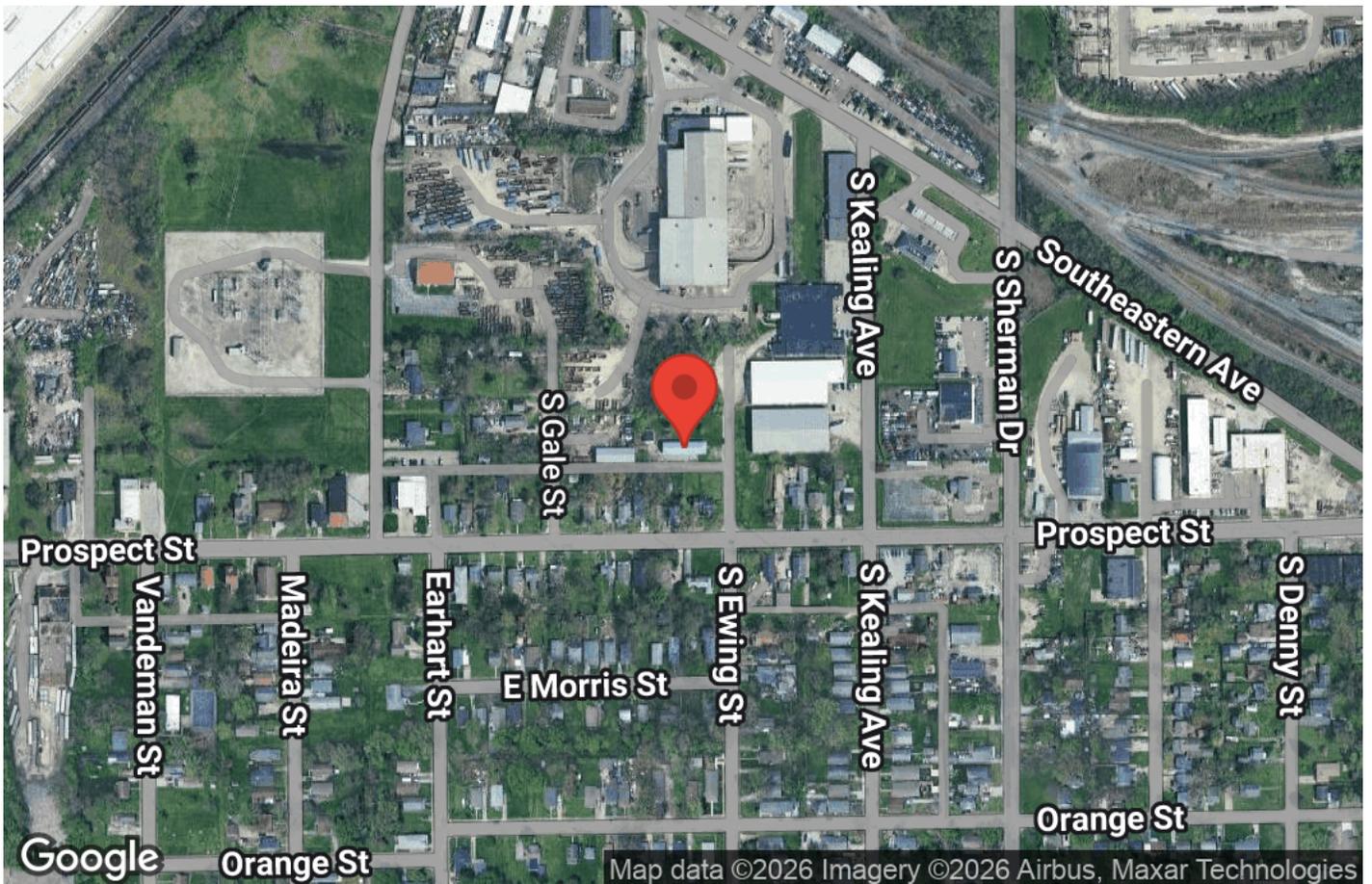
Each Office is Independently  
Owned and Operated



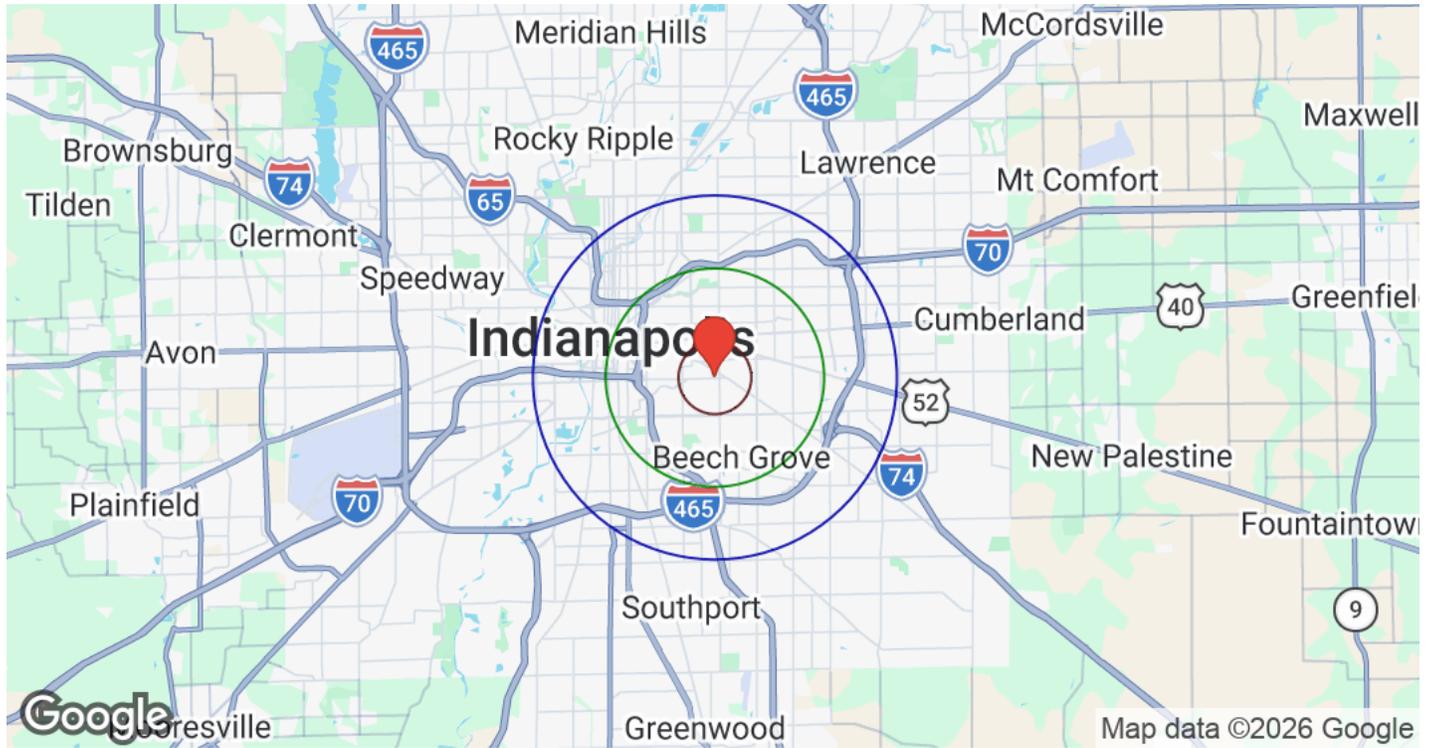
# Property Photos



# Location Maps



# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	4,466	60,219	132,157
	Female	4,552	55,932	125,006
	Total Population	9,018	116,152	257,162
<b>Race / Ethnicity</b>	White	4,699	69,099	135,576
	Black	2,034	23,254	68,714
	Am In/AK Nat	15	197	386
	Hawaiian	1	23	51
	Hispanic	1,916	17,446	35,591
	Asian	52	1,998	8,203
	Multiracial	280	3,775	7,946
	Other	22	360	694
<b>Housing</b>	Total Units	4,027	56,913	123,542
	Occupied	3,540	49,789	109,116
	Owner Occupied	1,567	23,308	48,386
	Renter Occupied	1,973	26,481	60,730
	Vacant	487	7,124	14,425
<b>Age</b>	Ages 0 - 14	2,042	21,425	49,501
	Ages 15 - 24	1,123	14,619	37,117
	Ages 25 - 54	3,566	52,335	110,002
	Ages 55 - 64	1,087	13,308	27,901
	Ages 65+	1,199	14,466	32,640
<b>Income</b>	Median	\$39,975	\$59,629	\$56,344
	Under \$15k	734	6,509	15,814
	\$15k - \$25k	403	4,070	9,883
	\$25k - \$35k	413	4,249	9,549
	\$35k - \$50k	545	6,623	14,236
	\$50k - \$75k	521	8,169	18,335
	\$75k - \$100k	303	6,637	13,286
	\$100k - \$150k	340	6,905	14,959
	\$150k - \$200k	117	3,006	6,386
	Over \$200k	163	3,620	6,670