

# WILLOWBROOK IV

4701 N. Keystone Ave., Indianapolis, IN 46205

FOR SALE



## PROPERTY HIGHLIGHTS

- 81,275 SF office building for sale
- Great return on investment
- Renovations made in 2021-2022
- Prime location on N. Keystone Ave. - a main thoroughfare on the northside of Indianapolis
- High occupancy rate

## OFFERING SUMMARY

Sale Price:	\$6,546,313
Lot Size:	3.36 Acres
Building Size:	81,275 SF
NOI:	\$605,534.45
Cap Rate:	10.0%

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## PROPERTY DESCRIPTION

Introducing a prime opportunity for office building investors in the heart of Indianapolis, IN. With a 10% cap rate, this building boasts a professionally updated look, glass-enhanced entry doors, updated LED lighting throughout, updated multi-use large conference room on the 1st floor, & very well-manicured. All restrooms & hallways have been updated, there are diverse floorplans, & it is mechanically sound. With a solid occupancy of 92%, this property presents a compelling investment prospect in a thriving commercial market with a desirable Z001 zoning designation. Its strategic location offers excellent accessibility & exposure, ensuring a prominent position for tenants. Embrace the potential of this well-maintained, high-performing asset, perfectly positioned to deliver strong returns in the dynamic Indianapolis area.

## LOCATION DESCRIPTION

Discover the thriving business environment surrounding Willowbrook IV in Indianapolis, IN. Located on the bustling N. Keystone Ave., the area provides convenient access to a variety of amenities & attractions. Just moments away, the renowned Broad Ripple Village offers an array of dining, retail, & entertainment options, while the attractive amenities of the Midtown area are within easy reach. With its close proximity to downtown Indianapolis & major transportation routes, the location presents an ideal opportunity for office-building investors seeking a dynamic & well-connected business locale.

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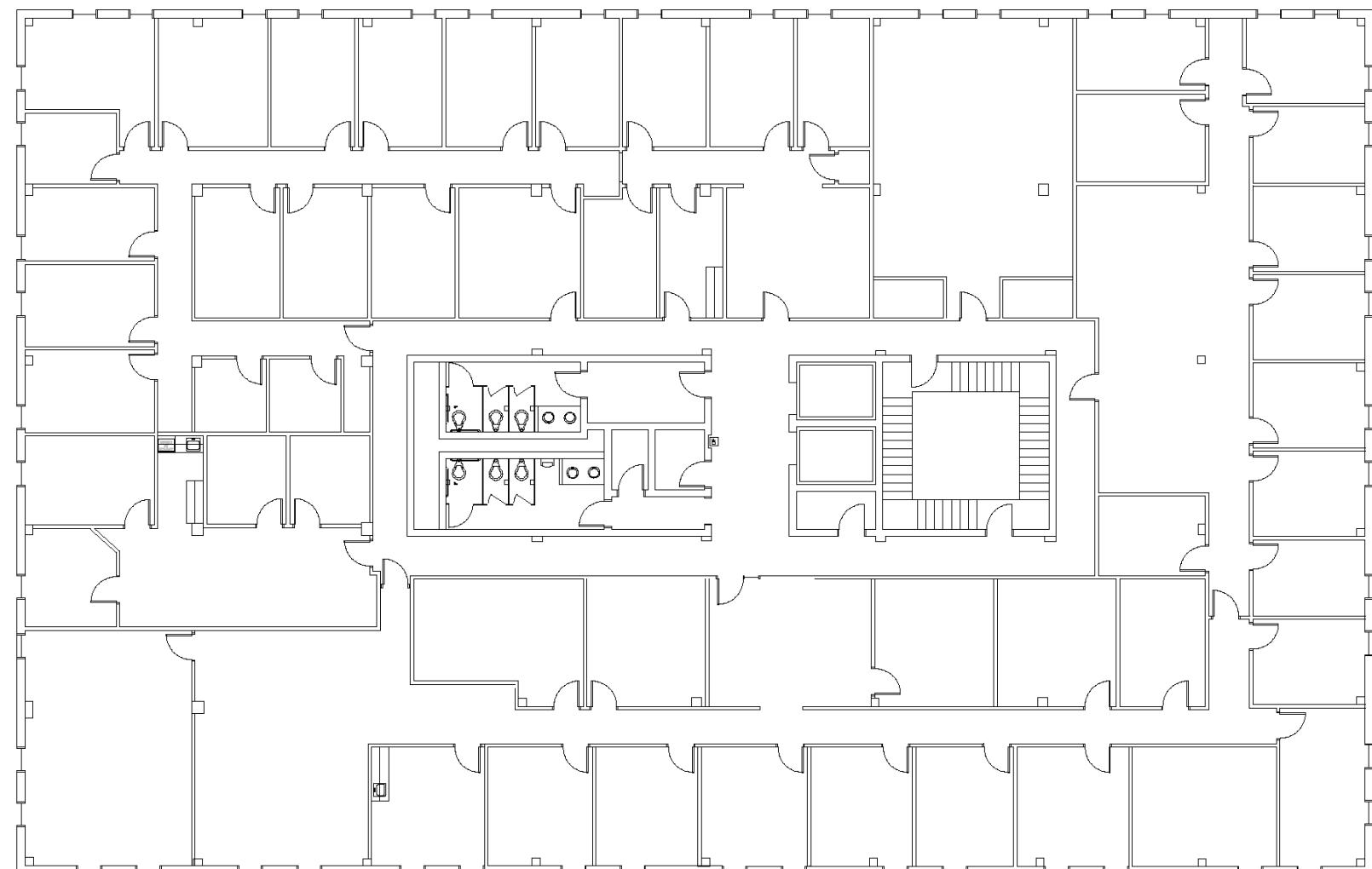
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(Not to Scale)



Sample Floor Plan

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