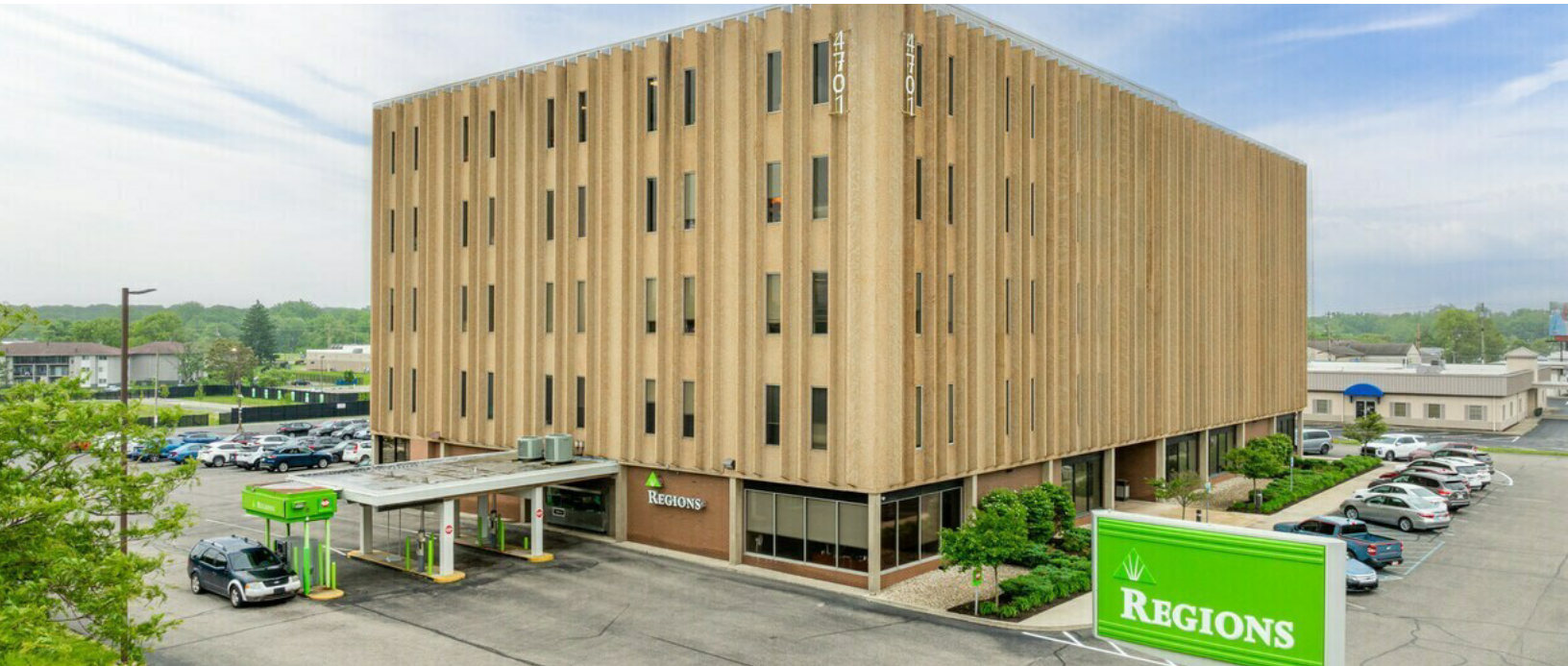


WILLOWBROOK IV

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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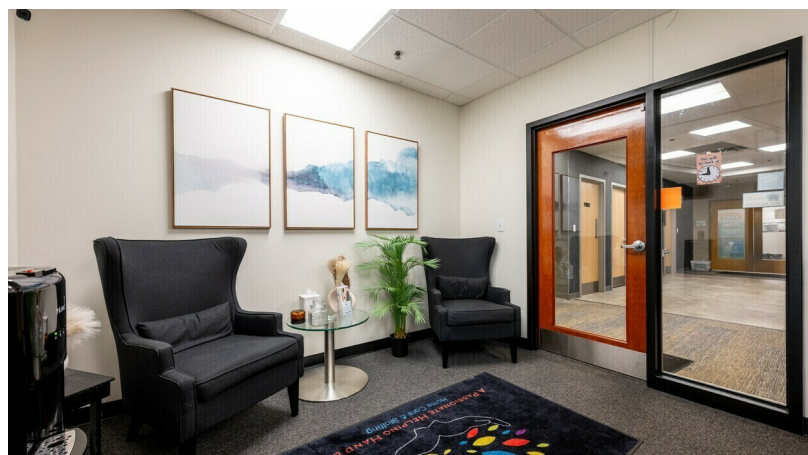
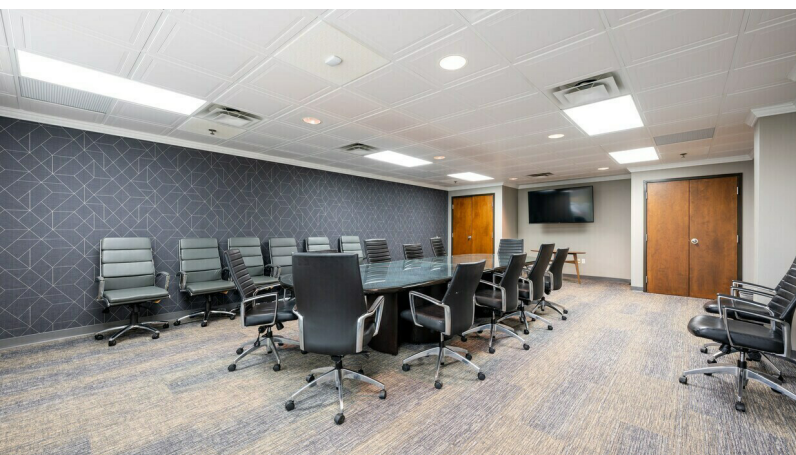
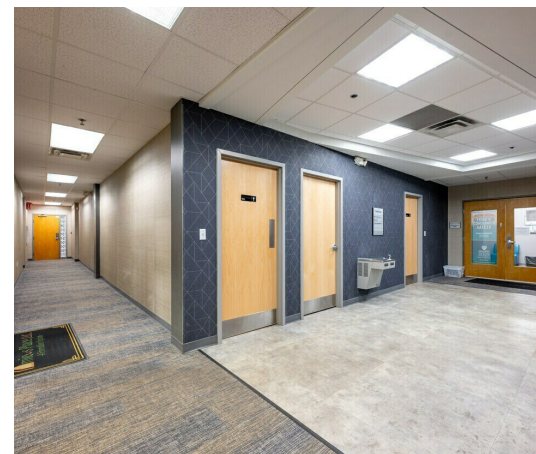
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PROPERTY DESCRIPTION

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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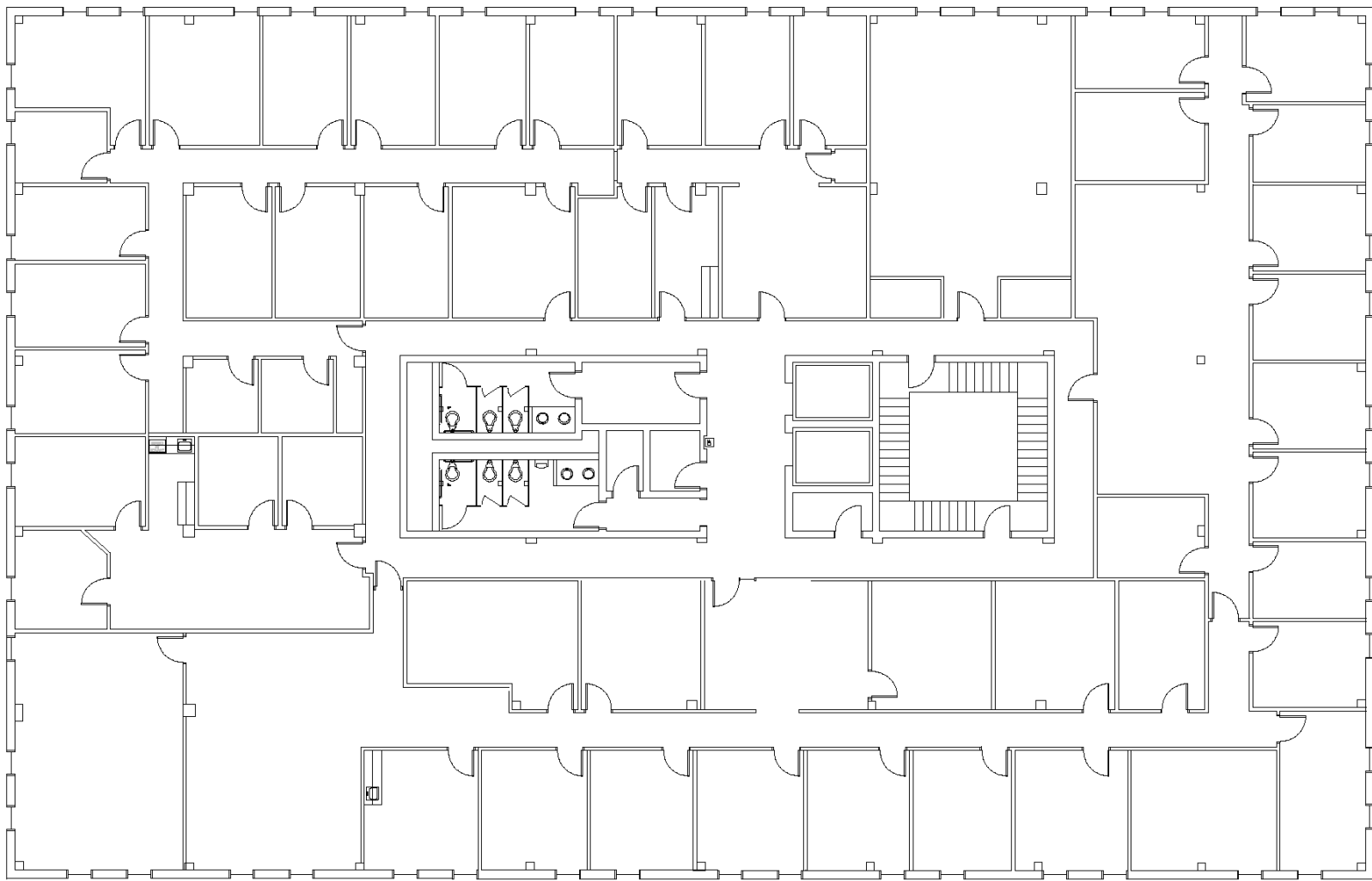
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WILLOWBROOK IV

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(Not to Scale)



Sample Floor Plan

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