

SALE



OFFICE

1311 WEST 96TH STREET, INDIANAPOLIS, INDIANA 46260



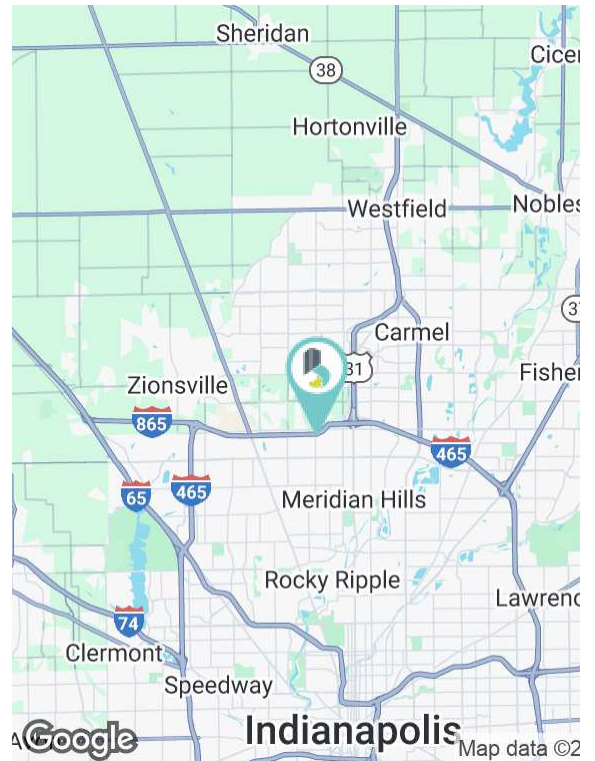
OWNER-USER OR VALUE-ADD INVESTMENT OPPORTUNITY

PROPERTY OVERVIEW

The property offers several strategic opportunities: 1) for investors, the value-add opportunity to improve the property and increase rent income, and 2) for users, the opportunity for well-located, low-cost office space with huge visibility and the opportunity to use a portion of the building and rent the balance for additional income. The building has two main entrances for potential dual usage.

Sale Price:	\$3,125,000
Building Size:	24,800 SF
NOI:	\$220,000 - 2025 proforma with current occupancy
Cap Rate:	7.04%
Property Type:	Office / multi-tenant or single user
Occupancy:	92%

PaulDickTeam.com



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Address:	1311 West 96th Street, Indianapolis, IN 46260
Property Type:	Office - multi-tenant or single user
Building Size:	24,800 SF
Floors:	2 / 12,400 SF floor plates
Elevators:	1
Land Size:	2.26 AC
Zoning:	C-1
Year Built:	1981 - remodeled 2016
Parking:	100+ spaces / 4 spaces per 1,000 SF
Construction:	Foundation: slab Structure: steel Exterior: brick Roof: pitched asphalt shingles
HVAC:	Gas, 10 split systems
Current Suites:	32
Occupancy:	92% / 27 suites leased
Visibility:	Fronts on I-465 / 122,607 VPD

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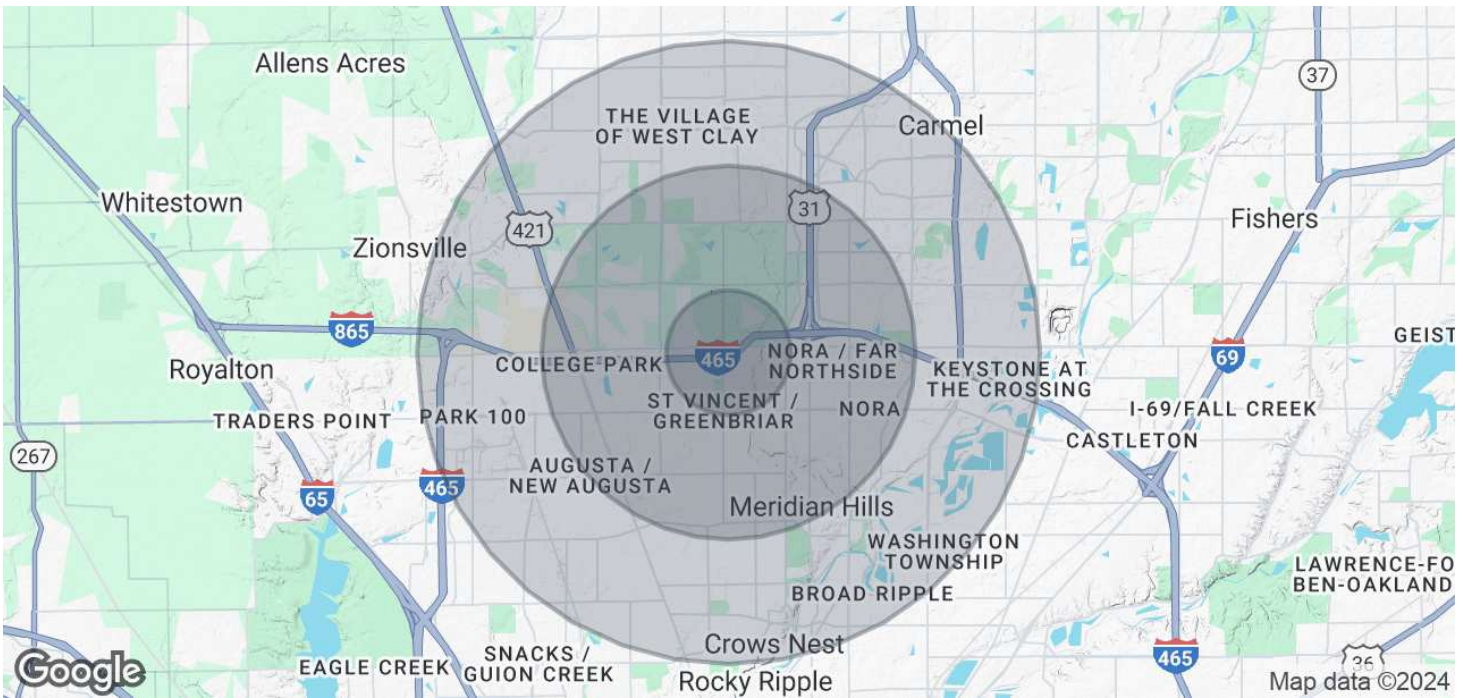
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,748	64,115	182,761
Average Age	42	41	41
Average Age (Male)	40	39	39
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,044	29,070	79,596
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$143,792	\$130,983	\$141,941
Average House Value	\$523,742	\$425,906	\$453,886

Demographics data derived from AlphaMap

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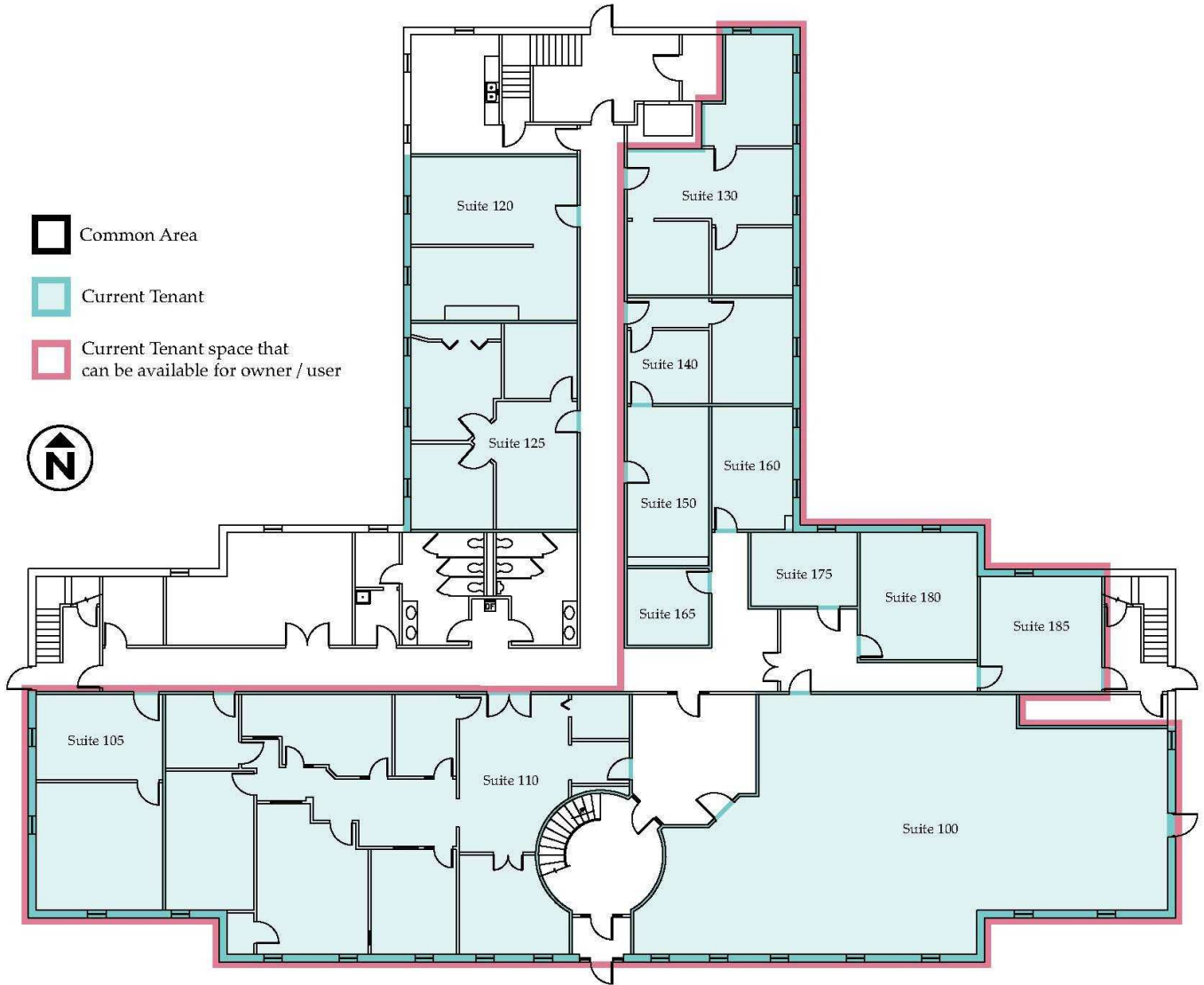


FLOOR PLAN - 1ST FLOOR

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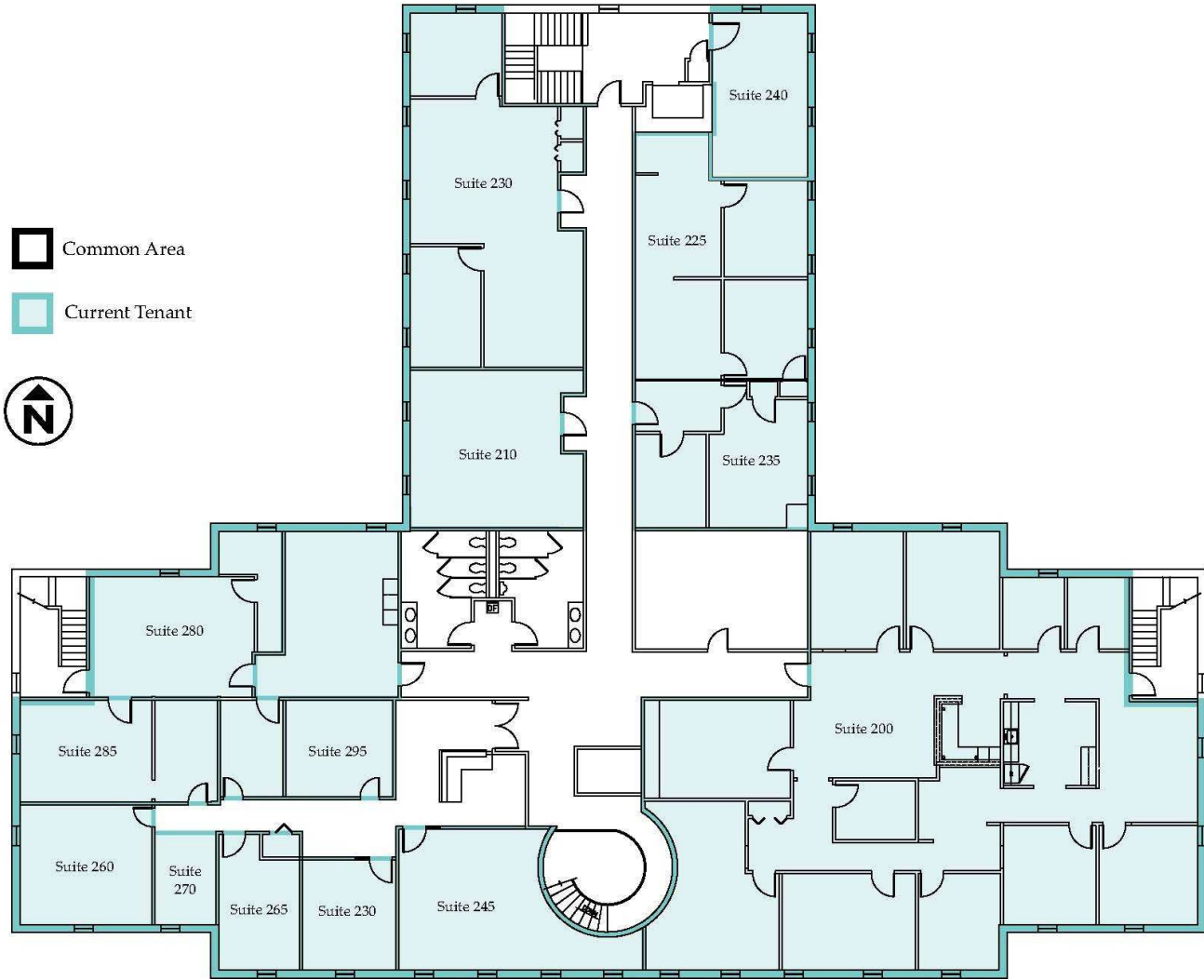


FLOOR PLAN - 2ND FLOOR

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