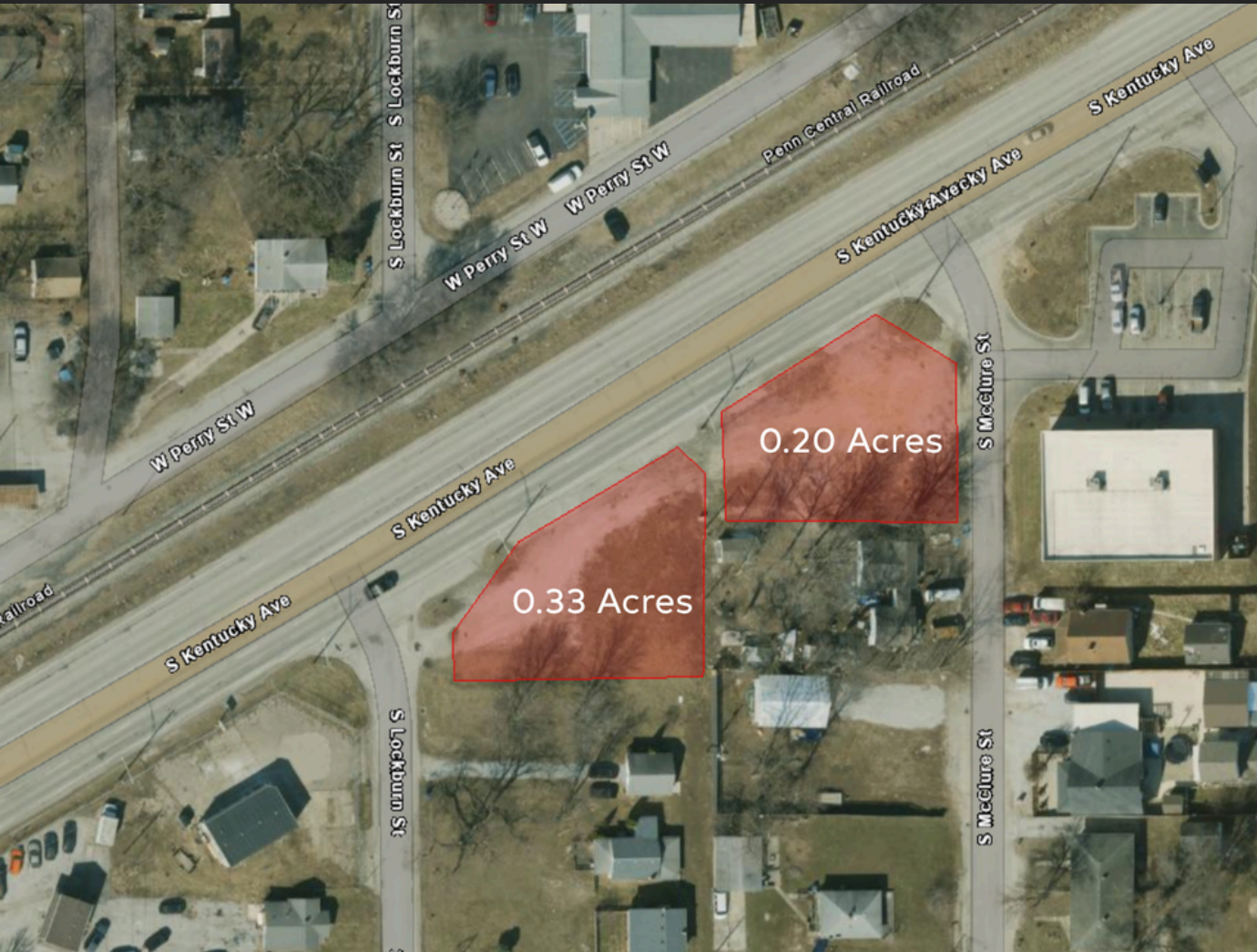




3049 & 3059 Kentucky Ave
Indianapolis, IN 46221



FOR SALE



0.53 Acres



0.20 Acres
0.33 Acres



\$325,000

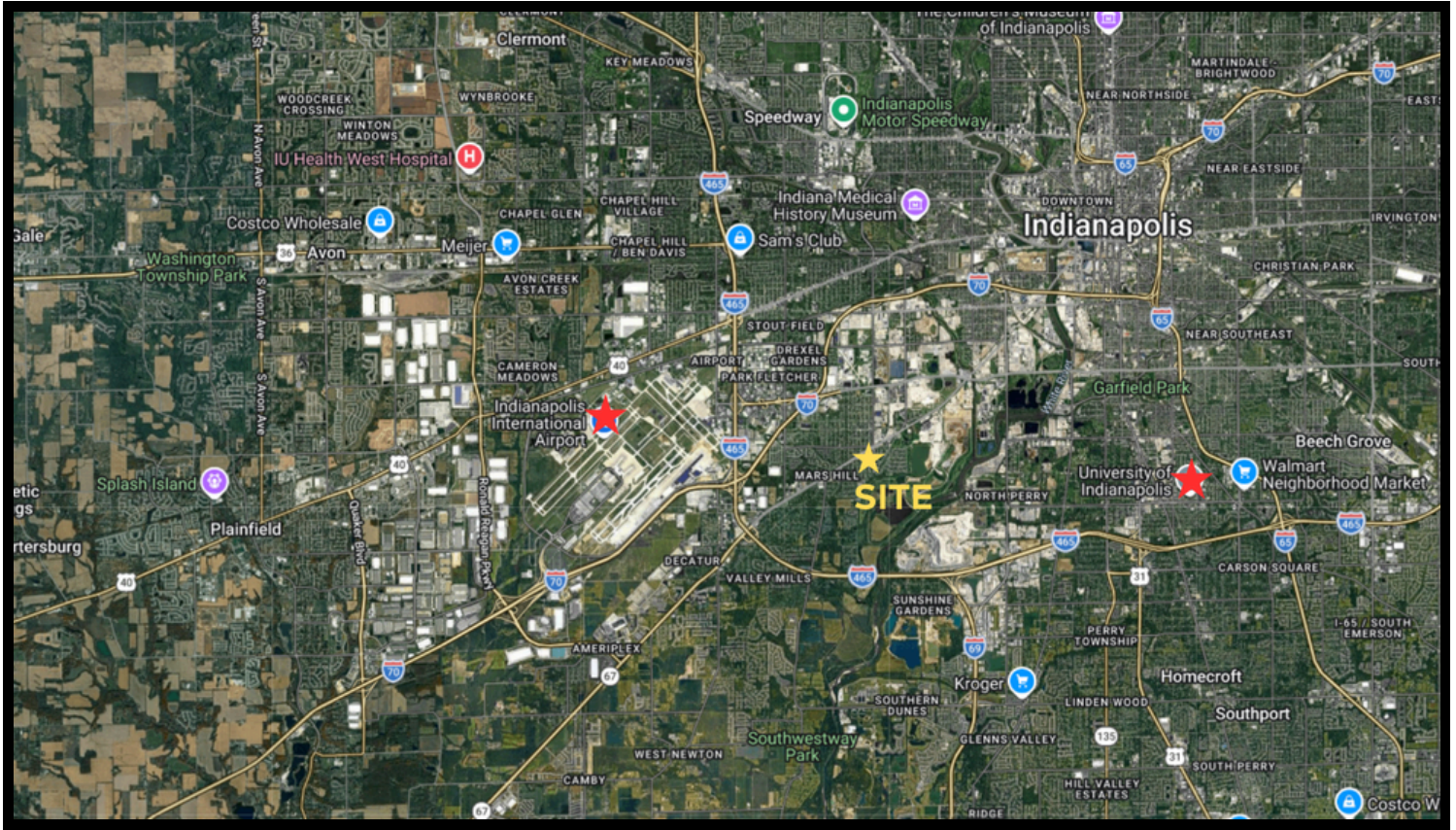
PROPERTY DESCRIPTION

Rare opportunity to acquire two Immediately adjacent lots (3049 & 3059 Kentucky Ave) totaling 0.53 (.20-.33) acres on Indianapolis' active Southwest corridor. This site features premium C5 General Commercial zoning. Perfectly sized for an owner-operator or developer, the property offers high-visibility frontage on Kentucky Ave (SR 67) just minutes from I-465 and the Indianapolis International Airport. Whether for automotive sales, a specialized service hub, or retail, this is an efficient, high-exposure site in a primary commercial artery.

Exclusively Marketed By:

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PROPERTY HIGHLIGHTS

- Versatile zoning allows for high-intensity uses including auto sales, equipment repair, and outdoor commercial recreation.
- Direct frontage on Kentucky Avenue (SR 67) with heavy daily traffic counts and excellent signage potential.
- Located less than 10 minutes from both Downtown Indianapolis and Indianapolis International Airport with rapid I-465 access.
- Level topography with municipal sewer on-site; ideal for an owner-user looking for a manageable, low-overhead commercial site.

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