

RETAIL PROPERTY FOR SALE

RARE FREESTANDING BUILDING

1440 Madison Avenue, Indianapolis,
IN 46225

FOR MORE INFORMATION, CONTACT:

GARY PEREL

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PROPERTY SUMMARY

For Sale | Rare Freestanding Building, 1440 Madison Avenue, Indianapolis, IN 46225



PROPERTY DESCRIPTION

FOR SALE - \$970,000 | Exceptional Value Opportunity

Drive-through permitted! This rare freestanding property offers 4,000 SF of high-quality, versatile space just south of Downtown Indianapolis. Built in 2009 and meticulously maintained, the building delivers strong visibility and flexibility under MU-2 zoning—perfect for retail, office, medical, or food service use.

Positioned along a busy corridor with over 17,000 vehicles per day, the property benefits from immediate proximity to the fast-growing Bates-Hendricks neighborhood and is only 1.5 miles from the heart of the Indianapolis CBD. A standout opportunity for an owner-user or investor seeking a prime, adaptable asset in a thriving location.

[VIEW LISTING WEBSITE](#)



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PRIME LOCATION

For Sale | Rare Freestanding Building, 1440 Madison Avenue, Indianapolis, IN 46225



PROPERTY HIGHLIGHTS

- Offered at \$970,000 – excellent value in a high-growth corridor
- Drive-through permitted
- 4,000 SF institutional-quality construction
- MU-2 zoning allows for retail, office, medical, or food use
- Over 17,000 vehicles per day
- Outstanding visibility and access along a major thoroughfare
- Just south of Downtown Indianapolis

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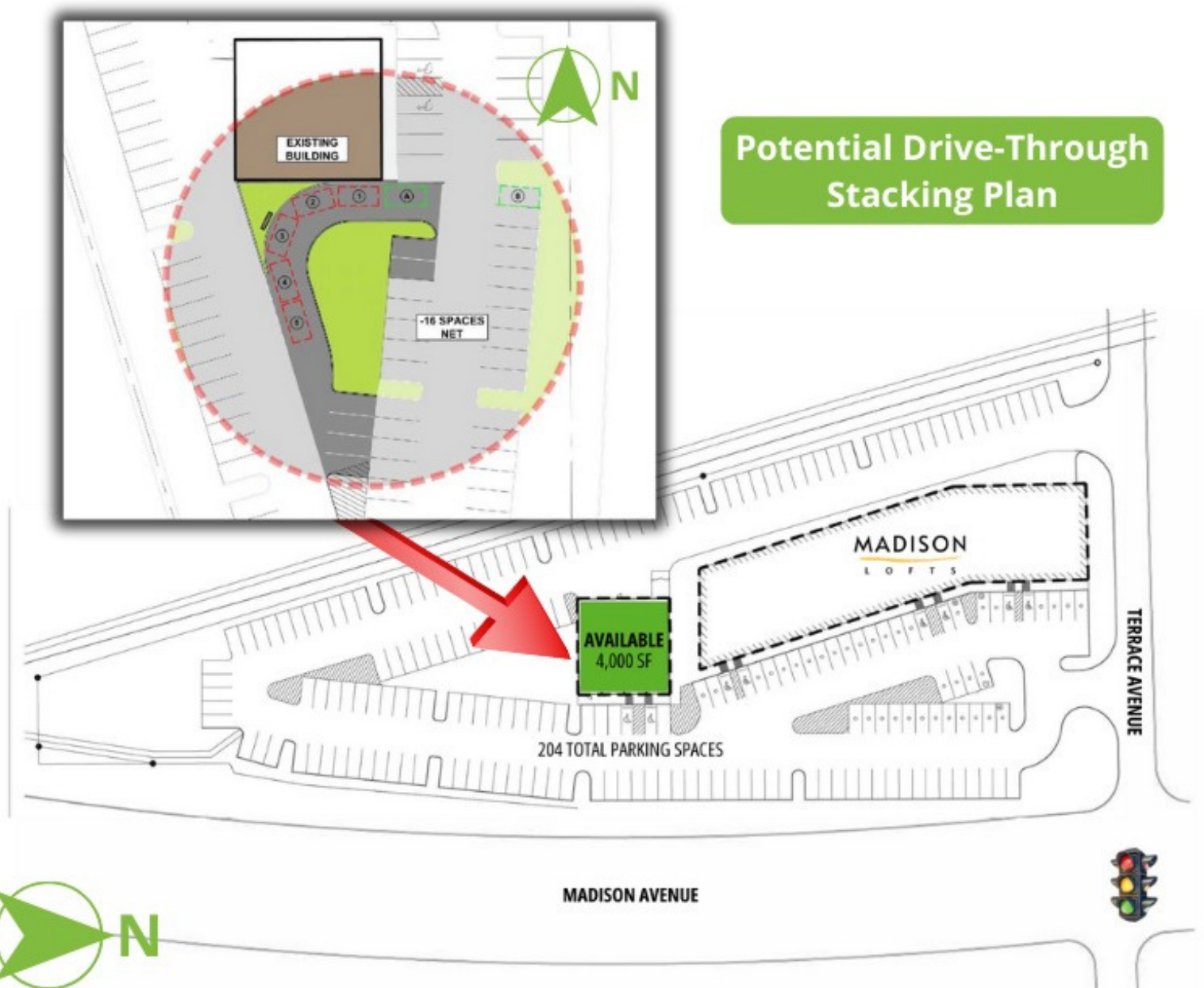
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SITE PLANS

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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