REAL ESTATE MARKETING BROCHURE OF THE PROPERTY LOCATED AT

8925-8901 East 42nd Street

Indianapolis, Indiana 46226-5515

as of

April 25, 2024

created for

HURWITZ COMPANY

by

RICHARD A. HURWITZ, AHWD Licensed Real Estate Broker 1060 East 86th Street, Suite 65-D Indianapolis, Indiana 46240-1831

Hurwitz Company_®

Winterton Office Center 1060 East Eighty-Sixth Street, Suite 65-D Indianapolis, Indiana 46240-1831 Mobile: (317) 607-6535 Telephone: (317) 818-2322

E-mail: rahurwitz@sbcglobal.net

Richard A. Hurwitz, GAA, LICENSED BROKER, CERTIFIED GENERAL APPRAISER CERTIFIED TAX REPRESENTATIVE John J. Hurwitz, 1916 - 2009 LTC Gary W. McMillin, USA, Ret., 1952 - 2016 Charles T. Ewing, RETIRED

COMMERCIAL • INDUSTRIAL
BROKERAGE & APPRAISING

EXCELLENT COMMERCIAL PROPERTY

Retail Corner of Approximately 4.3 Acres

11,626 Square Feet Church Building with Freestanding Daycare Building

8925 East 42nd Street Indianapolis, Indiana 46226

LISTING PRICE: \$900,000

LOT SIZE: 465 Feet on East 42nd Street, North Line; 412 Feet North Post Road, East Line;

411 Feet on Biscayne Road, West Line; and

465 on South Line; and (Approximately 4.3 Acres).

LOCATION: 8900 East and 4200 North

ZONING: D-3 (Residential District 3) and SU1 (Special Use – House of Worship)

UTILITIES: All Municipal Available including Sanitary and Storm Sewers, Gas, and Water

PARKING AREA: 36,000 Square Feet (Asphalt) - 52 Spaces (Counted)

TRAFFIC COUNT: 16,990 Vehicles per 24 Hour Period on North Post Road as of 2022

IMPROVEMENT DETAILS:

Construction - Brick Structure and "A" Frame Sanctuary

Age: 1964

1

Dimensions – Approximately 84 Feet By 197 Feet

Gross Area – 11,676 Square Feet

Sanctuary Seating Capacity - 300

Sanctuary - Approximately 3,532 Square Feet

Number of Floors - 1

Basement – 3,770 Square Feet

Type Floors - Wood, Vinyl Tile, and Concrete

Roof - Composition and Shingle on Frame

All information contained herein is obtained from sources deemed reliable; no representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, changes, and withdrawals without notice.

8925 East 42nd Street - Continued Indianapolis, Indiana 46226

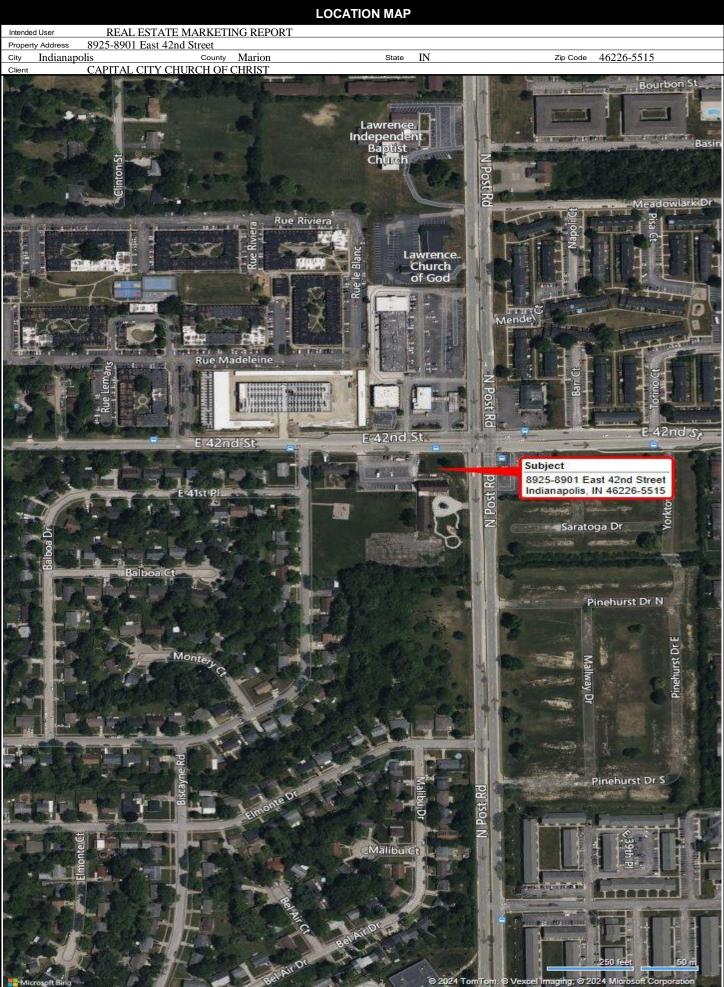
IMPROVEMENT DETAILS (Continued):

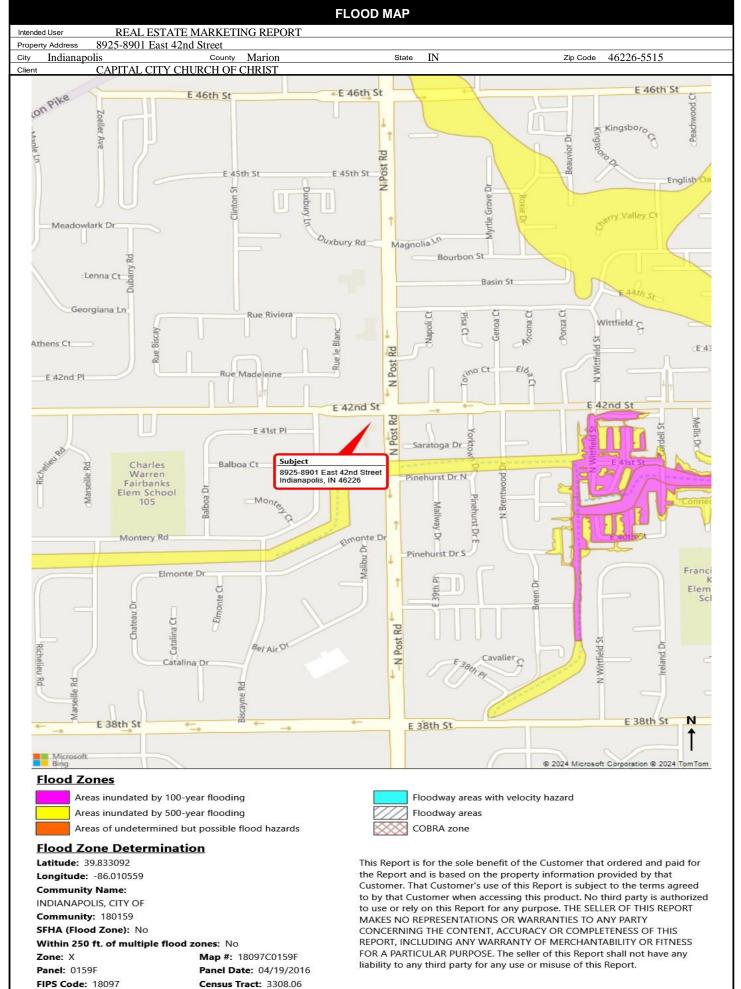
Ceiling Height – 10 Feet and 40 Feet in Sanctuary Heat-type, Fuel – Forced Air, Gas Restrooms – Six

Daycare Building:

Construction – Brick and Frame Age: 1964 Dimensions –29 Feet By 78 Feet Number of Floors – 1 Gross Area – 2,742 Square Feet Type Floors – Vinyl and Concrete Roof – Shingle on Frame Ceiling Height – 8 Feet Heat-type, Fuel – Forced Air, Gas Restrooms – Two

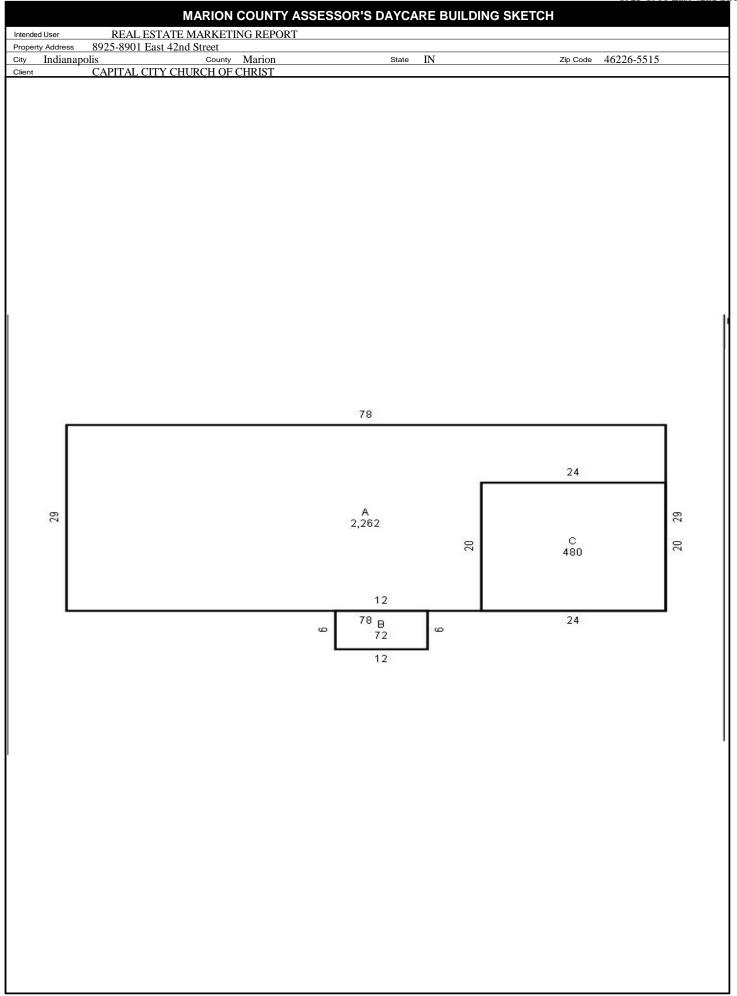
For an Appointment to View this Excellent Commercial Investment with a Multitude of Possibilities Call: Rick Hurwitz at 317-607-6535 (Mobile)







Intende	dilloor	WAR REAL ESTATE MARKETING	ON COUNTY AS	SESSOR'S	CHURCH	SKEICH		
Intended Propert	y Address	8925-8901 East 42nd Street						
City	Indianapo	olis County M CAPITAL CITY CHURCH OF CH	Marion IRIST	State	· IN		Zip Code 46	5226-5515
CHOIL		CAN TITLE CITT CHERCIT OF CI	ard) I					
								- 1
					26			
								1
				40	В	κρ		
				145	B 3,770	145		
				84				
					26			
		ć	7	A 3,528		42		
				98-1000				
				84				<u>'</u>



Intended User REAL ESTATE MARKETING REPORT 8925-8901 East 42nd Street Property Address

IN City Indianapolis State Zip Code 46226-5515 Client

lis County Marion
CAPITAL CITY CHURCH OF CHRIST



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

 REAL ESTATE MARKETING REPORT

 Property Address
 8925-8901 East 42nd Street

 City
 Indianapolis
 County
 Marion
 State
 IN
 Zip Code
 46226-5515

 Client
 CAPITAL CITY CHURCH OF CHRIST



8925-8901 East 42nd Street NORTH VIEW OF CHURCH



8925-8901 East 42nd Street EAST VIEW OF CHURCH



8925-8901 East 42nd Street SOUTH VIEW OF CHURCH

 REAL ESTATE MARKETING REPORT

 Property Address
 8925-8901 East 42nd Street

 City
 Indianapolis
 County
 Marion
 State
 IN
 Zip Code
 46226-5515

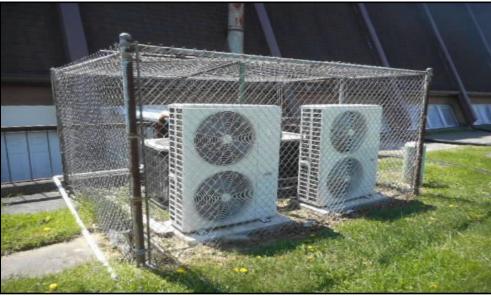
 Client
 CAPITAL CITY CHURCH OF CHRIST
 CHRIST
 CHRIST
 CHRIST



8925-8901 East 42nd Street WEST VIEW OF CHURCH



8925-8901 East 42nd Street CHURCH MAIN ENTRANCE



8925-8901 East 42nd Street AIR CONDITIONING SYSTEM

File No. 8925-8901 East 42nd Street

PHOTOGRAPH ADDENDUM

 REAL ESTATE MARKETING REPORT

 Property Address
 8925-8901 East 42nd Street

 City
 Indianapolis
 County
 Marion
 State
 IN
 Zip Code
 46226-5515

 Client
 CAPITAL CITY CHURCH OF CHRIST
 CHRIST
 CHRIST
 CHRIST
 CHRIST



8925-8901 East 42nd Street GAS METER



8925-8901 East 42nd Street EAST 42ND STREET EAST SCENE



8925-8901 East 42nd Street POST ROAD SOUTH SCENE

File No. 8925-8901 East 42nd Street

PHOTOGRAPH ADDENDUM

 REAL ESTATE MARKETING REPORT

 Property Address
 8925-8901 East 42nd Street

 City
 Indianapolis
 County
 Marion
 State
 IN
 Zip Code
 46226-5515

 Client
 CAPITAL CITY CHURCH OF CHRIST
 CHRIST
 CHRIST
 CHRIST
 CHRIST



8925-8901 East 42nd Street POST ROAD NORTH SCENE



8925-8901 East 42nd Street BISCAYNE ROAD SOUTH SCENE



8925-8901 East 42nd Street BISCAYNE ROAD NORTH SCENE

 Intended User
 REAL ESTATE MARKETING REPORT

 Property Address
 8925-8901 East 42nd Street

 City
 Indianapolis
 County
 Marion
 State
 IN
 Zip Code
 46226-5515

 Client
 CAPITAL CITY CHURCH OF CHRIST
 CHRIST
 CHRIST
 CHRIST
 CHRIST



8925-8901 East 42nd Street CHURCH PARKING AREA



8925-8901 East 42nd Street STORM SEWER



8925-8901 East 42nd Street CHURCH DAYCARE BUILDING

 Intended User
 REAL ESTATE MARKETING REPORT

 Property Address
 8925-8901 East 42nd Street

 City
 Indianapolis
 County
 Marion
 State
 IN
 Zip Code
 46226-5515

 Client
 CAPITAL CITY CHURCH OF CHRIST



8925-8901 East 42nd Street DAYCARE BUILDING EAST END



8925-8901 East 42nd Street DAYCARE BUILDING SOUTH END



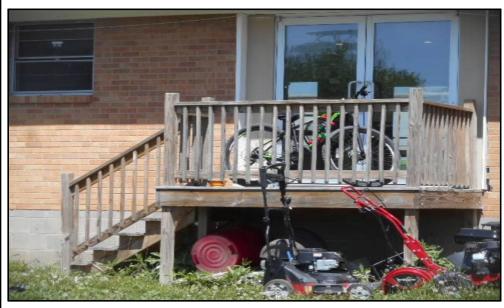
8925-8901 East 42nd Street DAYCARE BUILDING WEST VIEW

Intended User REAL ESTATE MARKETING REPORT 8925-8901 East 42nd Street

lis County Marion
CAPITAL CITY CHURCH OF CHRIST IN Indianapolis State Zip Code 46226-5515 City



8925-8901 East 42nd Street DAYCARE BUILDING ENTRANCE



8925-8901 East 42nd Street DAYCARE BUILDING WOOD DECK



8925-8901 East 42nd Street DAYCARE BUILDING AIR CONDITIONER

Intended User REAL ESTATE MARKETING REPORT 8925-8901 East 42nd Street Property Address

lis County Marion
CAPITAL CITY CHURCH OF CHRIST State IN City Indianapolis Zip Code 46226-5515

Client



8925-8901 East 42nd Street SUBJECT PROPERTY SOUTH END



8925-8901 East 42nd Street NEWLY CONSTRUCTED MINI-WAREHOUSE NORTH ACROSS 42ND STREET

Intend	ed User	REAL	ESTATE MAR	RKETING RE	EPORT			
Property Address 8925-8901 East 42nd Street								
City	Indiana	polis	County	Marion	State	IN	Zip Code	46226-5515
		~	armr. arrr.	TIL OF GIIDI	C.FF			



8925-8901 East 42nd Street CHURCH LOBBY



8925-8901 East 42nd Street SANCTUARY STAIRWAY



8925-8901 East 42nd Street SANCTUARY HANDICAP RAMP



8925-8901 East 42nd Street SANCTUARY



8925-8901 East 42nd Street CHOIR LOFT



8925-8901 East 42nd Street CHURCH PULPIT

Intended User	REAL	ESTATE MAR	RKETING REF	PORT			
Property Address 8925-8901 East 42nd Street							
City Indi	anapolis	County	Marion	State	IN	Zip Code	46226-5515
		armr : ar : : : : : : :	~~~ ~~ ~~~	_			





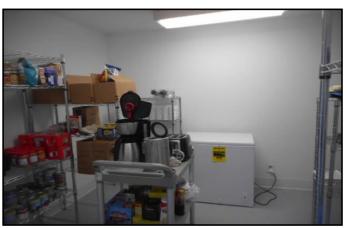
8925-8901 East 42nd Street ENCLOSED BAPTISTRY



8925-8901 East 42nd Street FIRST FLOOR HALLWAY



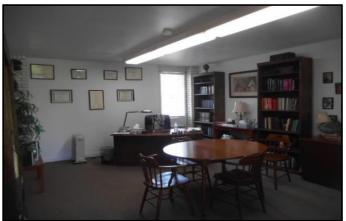
8925-8901 East 42nd Street CHURCH KITCHEN



8925-8901 East 42nd Street KITCHEN PANTRY



8925-8901 East 42nd Street CHURCH OFFICE



8925-8901 East 42nd Street PASTOR'S STUDY

Intende	ed User	REAL	ESTATE MAI	RKETING RE	PORT			
Property Address 8925-8901 East 42nd Street								
City	Indiana	polis	County	Marion	State	IN	Zip Code	46226-5515
		C A DITT A T	CITEL CLILID	TIL OF GIIDIG	N.CO.			



8925-8901 East 42nd Street CHURCH COMPUTER ROOM



8925-8901 East 42nd Street CHURCH CONFERENCE ROOM



8925-8901 East 42nd Street CHURCH LOUNGE



8925-8901 East 42nd Street FIRST FLOOR MEN'S ROOM



8925-8901 East 42nd Street FIRST FLOOR WOMEN'S ROOM



8925-8901 East 42nd Street FIRST FOLLOW FURNACE ROOM

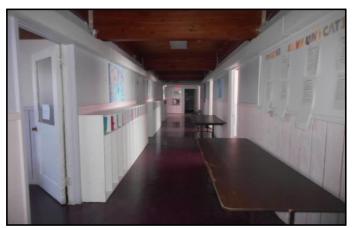
Intended	User	REAL ESTA	TE MARKE	TING REPORT				
Propert	y Address 8	8925-8901 East	42nd Street					
City	Indianapo	olis	County Ma	arion	State	IN	Zip Code	46226-5515



8925-8901 East 42nd Street FIRST FLOOR STORAGE ROOM



8925-8901 East 42nd Street
DESCENDING GROUND FLOOR STAIRS



8925-8901 East 42nd Street GROUND FLOOR HALLWAY



8925-8901 East 42nd Street FIRST CLASSROOM



8925-8901 East 42nd Street SECOND CLASSROOM



8925-8901 East 42nd Street THIRD CLASSROOM

Intend	ed User	REAL	ESTATE MAR	RKETING RE	EPORT			
Property Address 8925-8901 East 42nd Street								
City	Indiana	polis	County	Marion	State	IN	Zip Code	46226-5515
		~	armr. arrr.	TIL OF GIIDI	C.FF			



8925-8901 East 42nd Street FOURTH CLASS ROOM (EXPANDABLE)



8925-8901 East 42nd Street FIFTH CLASSROOM



8925-8901 East 42nd Street SIXTH CLASSROOM



8925-8901 East 42nd Street STUDENT HALLWAY CUBICLES



8925-8901 East 42nd Street GROUND FLOOR WOMEN'S ROOM



8925-8901 East 42nd Street GROUND FLOOR MEN'S ROOM

File No.

8925-8901 East 42nd Stree

PHOTOGRAPH ADDENDUM

Intended User REAL ESTATE MARKETING REPORT

Property Address 8925-8901 East 42nd Street

City Indianapolis County Marion State IN Zip Code 46226-5515

Client CAPITAL CITY CHURCH OF CHRIST



8925-8901 East 42nd Street GROUND FLOOR MECHANICAL ROOM



8925-8901 East 42nd Street GROUND FLOOR SERVICE PANELS

٦Г

File No. 8925-8901 East 42nd Stree

Intended	d User	REAL ESTATE MAI	RKETING REPO)RT			
Proper	Property Address 8925-8901 East 42nd Street						
City	Indianapoli	S County	Marion	State	IN	Zip Code	46226-5515
Client	CA	PITAL CITY CHURO	CH OF CHRIST				



8925-8901 East 42nd Street DAYCARE BUILDING MAIN ROOM



8925-8901 East 42nd Street
DAYCARE BUILDING LOUNGE



8925-8901 East 42nd Street DAYCARE BUILDING OFFICE



8925-8901 East 42nd Street DAYCARE DIRECTOR'S OFFICE



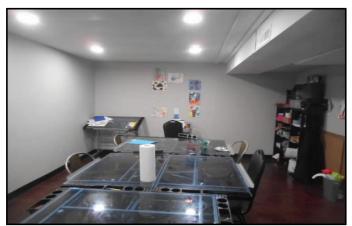
8925-8901 East 42nd Street DAYCARE BUILDING LIBRARY



8925-8901 East 42nd Street DAYCARE BUILDING MECHANICAL ROOM

e No. 8925-8901 East 42nd Street

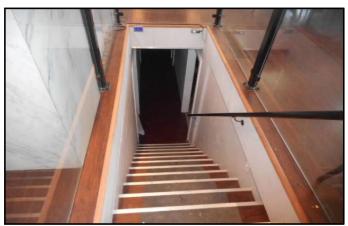
Intended	d User REAL	ESTATE MARKETING REPOR	RT			
Proper	rty Address 8925-890	1 East 42nd Street				
City	Indianapolis	County Marion	State	IN	Zip Code	46226-5515
Client	САРІТАІ	CITY CHURCH OF CHRIST				



8925-8901 East 42nd Street DAYCARE BUILDING RECREATION ROOM



8925-8901 East 42nd Street DAYCARE BUILDING HALLWAY



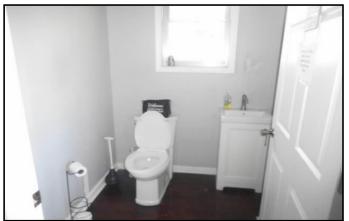
8925-8901 East 42nd Street DAYCARE BUILDING BASEMENT STAIRYS



8925-8901 East 42nd Street DAYCARE BUILDING KITCHEN



8925-8901 East 42nd Street DAYCARE BUILDING PANTRY



8925-8901 East 42nd Street DAYCARE BUILDING RESTROOM