

## 6912 Madison Ave

6912 Madison Ave, Indianapolis, IN 46227



### Joel Phillips

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# 6912 Madison Ave

\$900,000

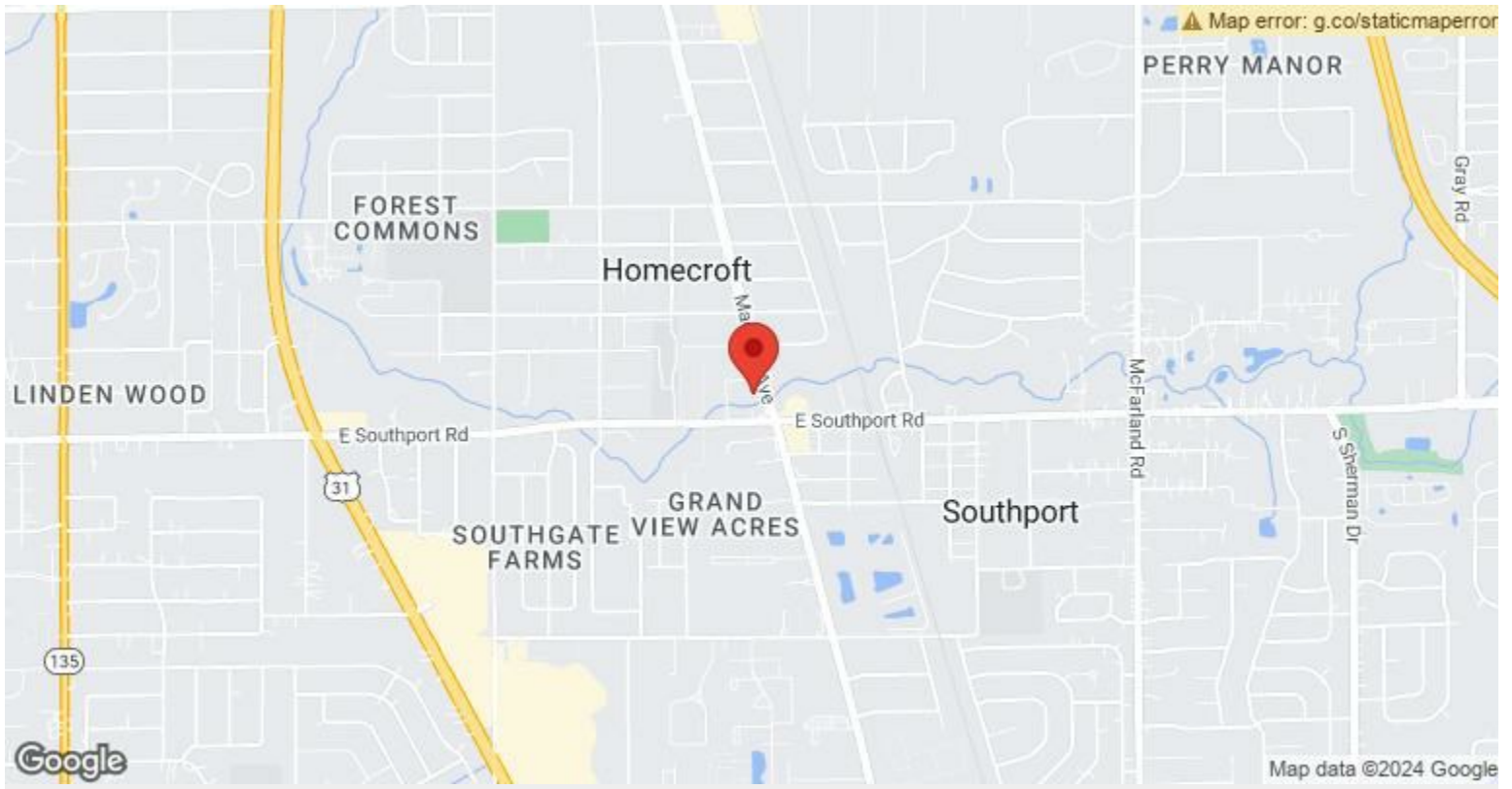
Immediate Occupancy available for sale or lease. Existing improvements include an approximately 4,816 square feet (2,408 SF of that is a fully finished basement)

Prior tenant paying \$7,800 per month Triple Net.

Zoned C-3. Please see attached PDF for allowable uses....

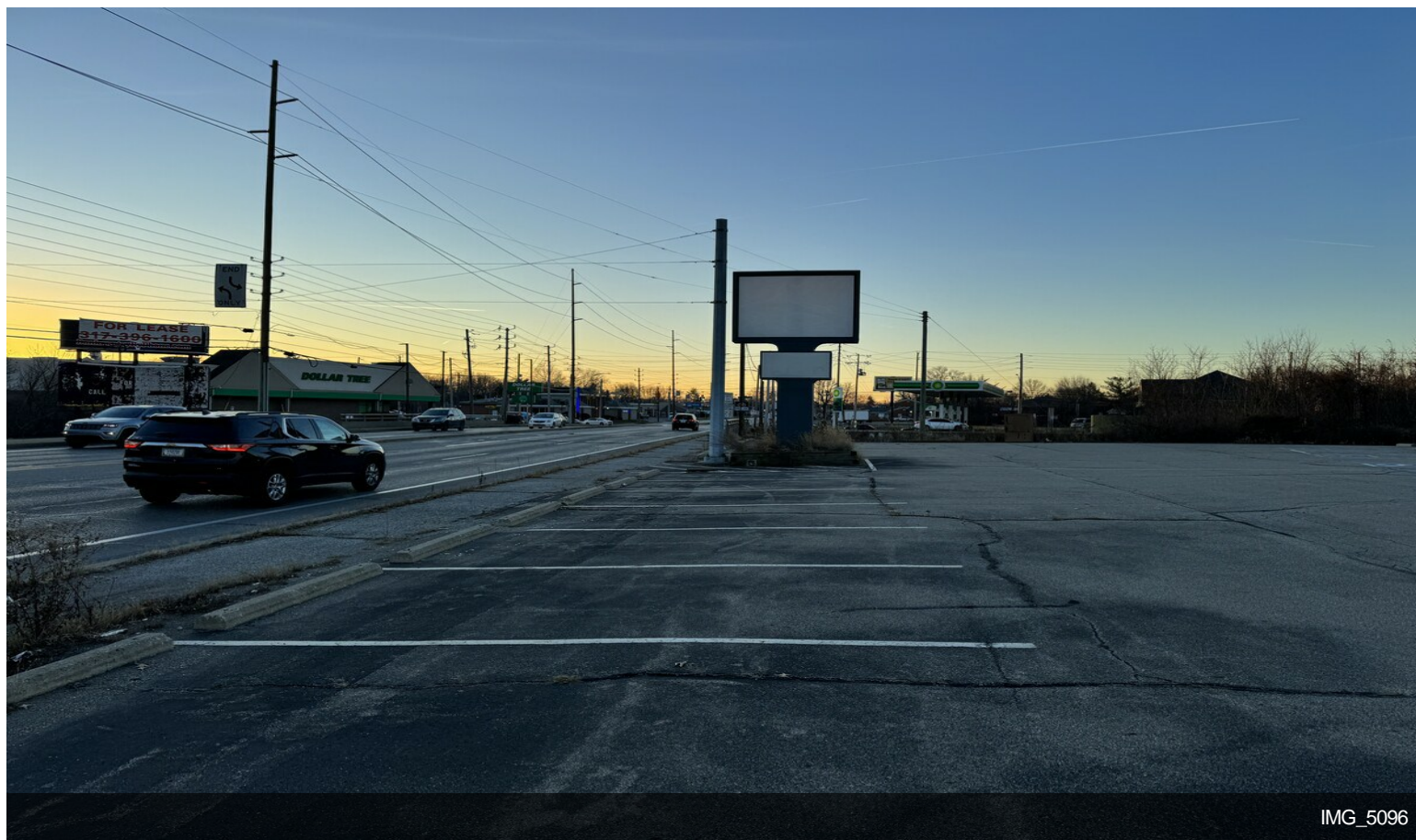


|                      |                          |
|----------------------|--------------------------|
| Price:               | \$900,000                |
| Property Type:       | Retail                   |
| Property Subtype:    | Bank                     |
| Building Class:      | C                        |
| Sale Type:           | Investment or Owner User |
| Lot Size:            | 0.59 AC                  |
| Gross Leasable Area: | 4,816 SF                 |
| No. Stories:         | 1                        |
| Year Built:          | 1967                     |
| Tenancy:             | Single                   |
| Parking Ratio:       | 4.15/1,000 SF            |
| Zoning Description:  | C-3                      |
| APN / Parcel ID:     | 49-15-07-154-002.000-500 |
| Walk Score ®:        | 59 (Somewhat Walkable)   |
| Transit Score ®:     | 25 (Some Transit)        |



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# Property Photos



# Property Photos



IMG\_5098



Cubicle area

# Property Photos



Main Floor



Basement 2

## Property Photos



Basement break room



Basement bathroom

# Property Photos

