

SALE



RETAIL

600 I-6009 MASSACHUSETTS AVE



600 I-6009 MASSACHUSETTS AVE, INDIANAPOLIS, IN 46226

PROPERTY OVERVIEW

- Excellent C-5 Redevelopment Opportunity on a 1.44-acre land.
- Allows for the construction of a Gas Station/C-Store/Car Wash/Liquor Store or Retail Strip mall with ample Parking, while replacing the current structure with stand-alone shops.
- Located on a Highly Visible 6-corner lot at the junction of Mass Avenue, Arlington Avenue, and 34th Street, known for its significant traffic and busy intersection.
- The property benefits from High Traffic Counts and convenient access, with cuts on both Mass Ave. and 34th St.
- Municipal utilities are already on-site. It is conveniently situated, just 1.5 miles from the I-70/Emerson ramp, 1.7 miles from the I-465/Shadeland ramp, and 1 mile from the Shadeland/38th corridor.
- Currently, there is a 4,606 SF freestanding, all-brick Retail Building on the property.
- Includes 22 paved parking spaces, 4 storefronts, and independent restrooms, utilities, and HVAC systems.
- Additionally, there is separate billboard lease income associated with the property.
- Given its desired visibility and favorable zoning, this property offers numerous existing and development opportunities.

PROPERTY HIGHLIGHTS

- Flexible C5 Redevelopment Acreage on busy 6-Corner Intersection
- Almost 1.5 Acres of Highly Visible Acreage w/Onsite Utilities
- Approximately 1.7 miles from I-465/Shadeland ramp
- Approximately 1.5 miles from I-70/Emerson ramp

SALE PRICE	\$675,000
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Lot Size:	1.44 Acres
Building Size:	4,606 SF



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ADDITIONAL PHOTOS

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