

FOR SALE | \$450,000

SECURE KEYSTONE OFFICE / FLEX OPPORTUNITY

3913 N Keystone Ave
Indianapolis, IN 46205

A fully fenced and gated commercial site designed for owner-users who value visibility, access and control.

±1,715 SF

OFFICE BUILDING

±0.56 AC

SITE AREA

±30

PARKING SPACES

C-3

ZONING

CHARLENE GAARD

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Control the site. Capture the corridor.

Rare opportunity to acquire a secure commercial property on highly visible Keystone Avenue. The single-story office building combines a flexible interior plan with a fully fenced and gated site - a compelling fit for an owner-user, mission-driven organization or value-focused redevelopment strategy.

PROPERTY HIGHLIGHTS

- 01 Fully fenced and gated commercial property
- 02 Six-foot security fence with controlled access
- 03 ±1,715 SF single-story office building
- 04 Reception, three private offices and open workspace
- 05 Two multi-stall restrooms
- 06 ±0.56-acre site with approximately 30 parking spaces
- 07 C-3 Neighborhood Commercial zoning*
- 08 Owner-user appeal with redevelopment potential



AT A GLANCE	
PROPERTY TYPE	Office / Retail / Flex
YEAR BUILT	1958
BUILDINGS	1
INVESTMENT	Owner / User
ASKING PRICE	\$450,000

SECURE PARKING + FLEET / EQUIPMENT CONTROL

A practical differentiator for businesses that need more than conventional office parking.

*Official Map/Indy query returned C3. Buyers should independently confirm permitted uses, approvals and development standards with Indianapolis planning staff.

Flexible today. Strategic over time.

POTENTIAL OWNER-USERS

The combination of office space, secure parking and corridor frontage may suit a range of operations, subject to zoning and use approvals.

- Professional or executive office
- Medical, wellness or service office
- Contractor or field-service headquarters
- Staffing, training or educational operation
- Nonprofit or community organization
- Fleet-oriented business or secure equipment base



SECURED PERIMETER

The fenced site supports controlled access, secure parking and operational flexibility.

LOCATION ADVANTAGES

KEYSTONE AVENUE

Prominent commercial corridor exposure

REGIONAL ACCESS

Quick routes to I-65 and I-70

DOWNTOWN ACCESS

Convenient connection to central Indianapolis

CONTROLLED SITE

Fenced perimeter supports secure operations

Potential uses are illustrative only and may require use-specific approvals. Buyer to verify zoning, utilities, access, parking and redevelopment feasibility.

IMAGINE THE NEXT USE

A secure base for what comes next.



SCHEDULE A TOUR

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Request property details, confirm availability or arrange a private showing.