

Commercial C4 Zoned Flex Space Property

For Sale

3402 N Shadeland Ave, Indianapolis, IN 46226



PROPERTY OVERVIEW

Own/Operate your own auto themed flex suites property. Ideal for investor or Owner/User.

Property Highlights:

- 1.16 acres with 12,275 sf building
- Zoned C4
- Currently subdivided into 12 flex spaces (only one space is vacant currently)
- All tenants on 1 yr leases that allow 60 day Notice to Terminate
- Multiple restrooms, offices and a guest waiting area.
- Fenced rear storage lot
- Ample front & side parking
- Pole signage
- Current NOI \$195,000/ CAP 11.8%
- Current OPEX \$2.93/sf
- Asking Price \$1,650,000



TRAFFIC COUNTS

N Shadeland Ave: 25,760 ADT
E 34th St: 5,784 ADT

Terina Widner
twidner@jacksonig.com
317-903-2096

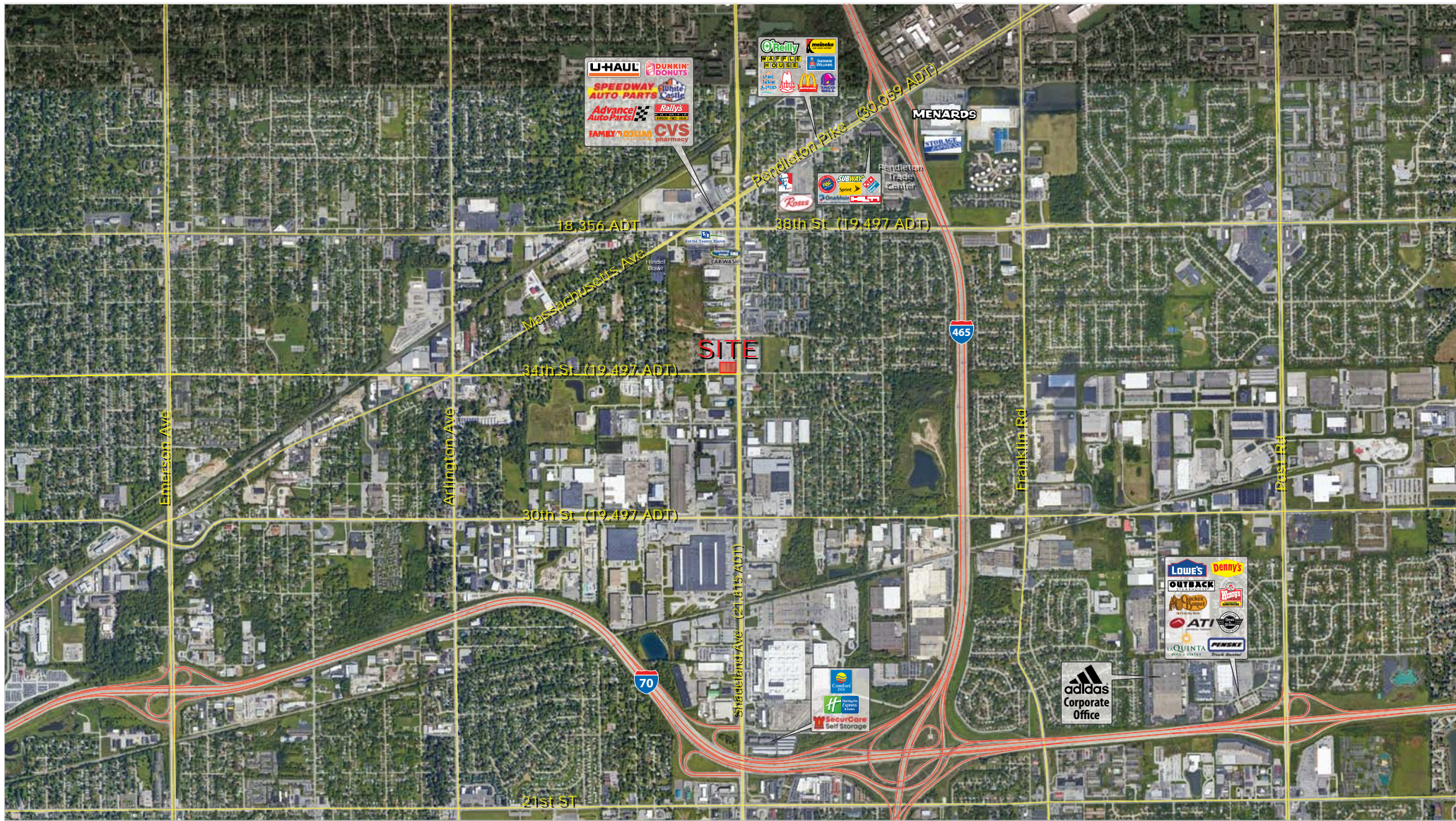
Matt Jackson
mjackson@jacksonig.com
317-340-3969



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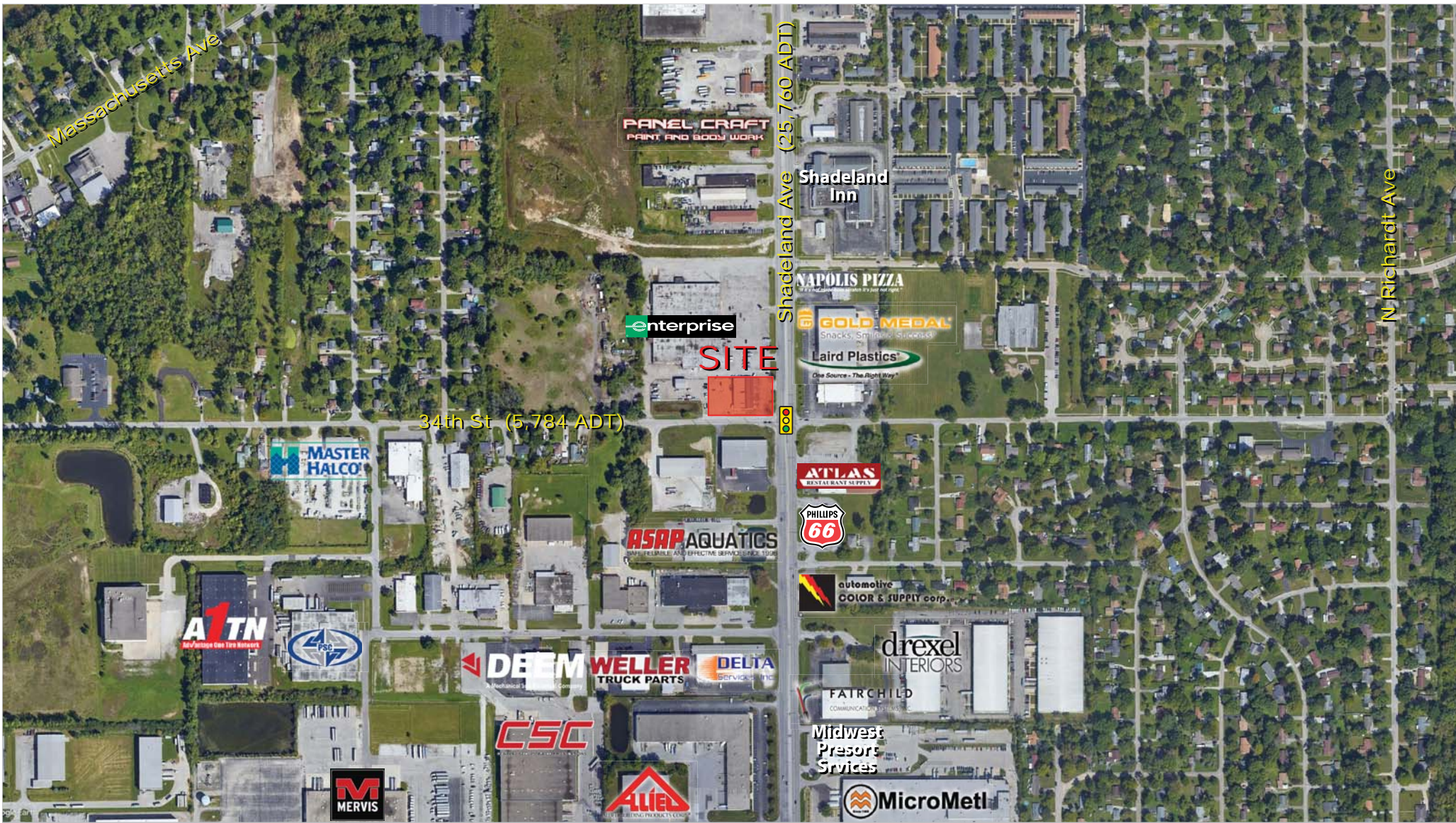
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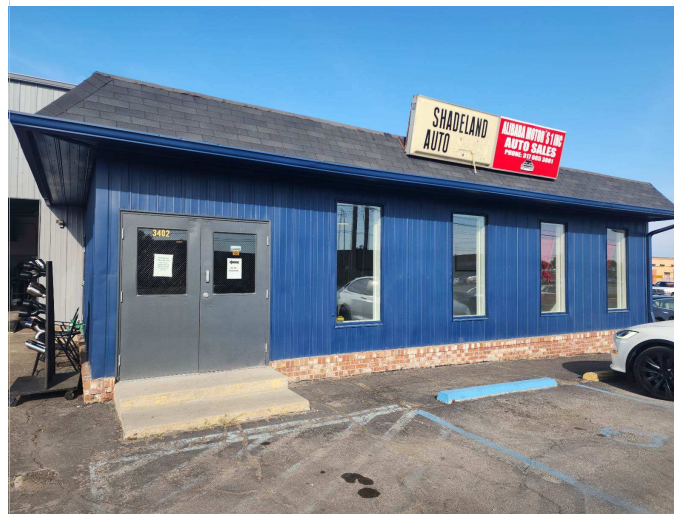
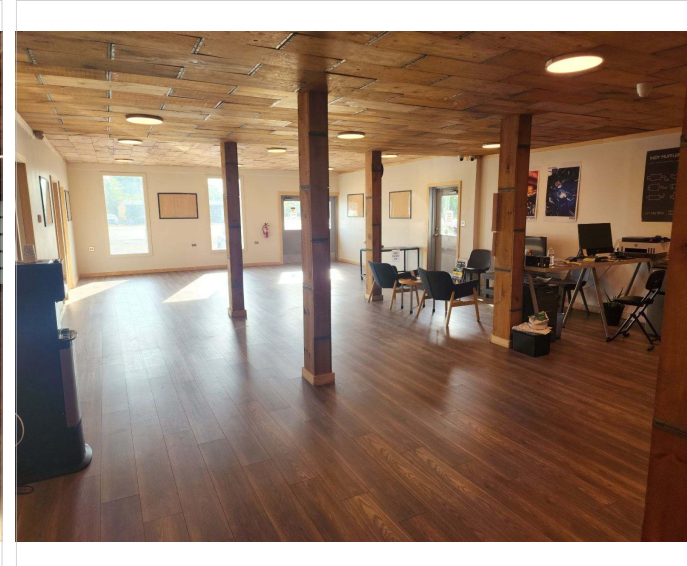
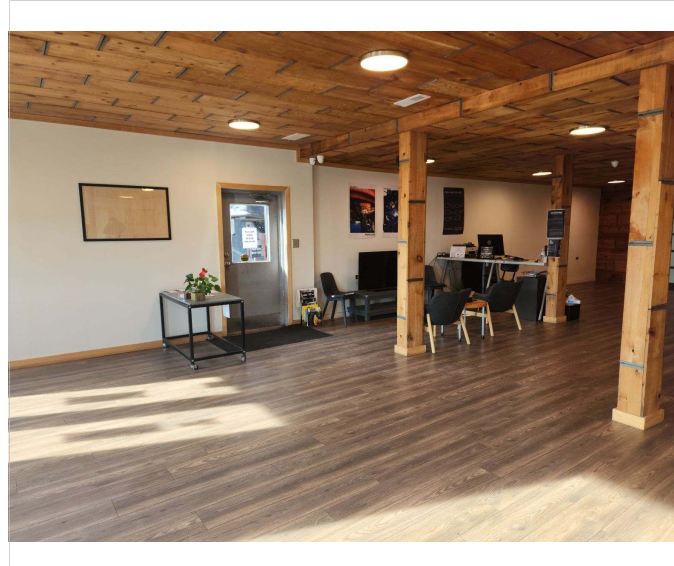
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