

# 3333 FOUNDERS RD.

Indianapolis, IN 46268

**FOR SALE**



## PROPERTY HIGHLIGHTS

- Great owner-user opportunity, w/ tenant in place
- Prime location in College Park Area
- Property listed for sale & for lease
- Several updates done throughout

## OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	18,000 SF
Year Renovated:	2025

**MATT FERGUSON**

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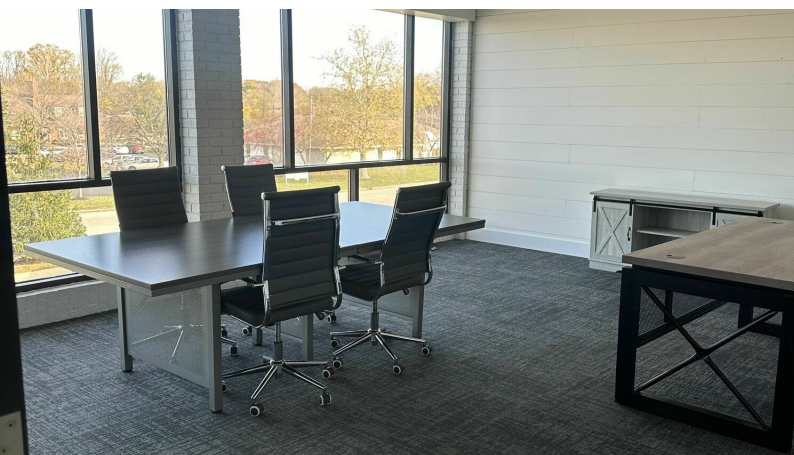
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## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the College Park area of Indianapolis. This impressive 18,000 square foot building offers an ideal owner-user opportunity, complete with a reliable tenant in place. The property's listing for sale & lease emphasizes its potential for both immediate income & long-term value appreciation. Boasting a prime location in a thriving commercial hub, this property presents a strategic investment in the dynamic Indianapolis market. With a strong tenant in place & the flexibility of being available for sale or lease, this property offers an enticing opportunity for investors seeking a high-performing asset in a sought-after location.

## LOCATION DESCRIPTION

Located in the vibrant city of Indianapolis, the area surrounding the property is teeming with impressive amenities & attractions. Located in the College Park Area, this building sits just off of 86th St. & Michigan Rd, two main city thoroughfares. Less than a half mile to I-465 & only approx. 15 miles to Downtown Indy.

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