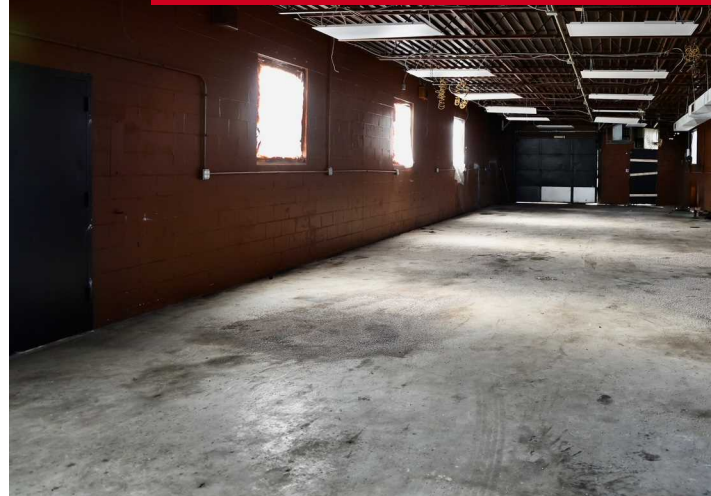


1058 S Ewing St, Indianapolis, IN

COMMERCIAL BUILDING
PLUS GARAGE



Property Overview

Commercial / Industrial opportunity in the heart of downtown Indianapolis' near southeast side. This 1.13-acre (49,267 SF) site includes a 2,400 SF single-story commercial building with a drive-in door, a reception/office area, and an updated restroom. A separate two-car garage with 572 square feet is located in the back, plus over 3,000 square feet of paved parking. Currently zoned D-5 with comprehensive plan potential for Light Industrial. This property supports a variety of commercial, contractor, storage, and light industrial uses. Ample yard space, strong flexibility, and convenient access to downtown and major corridors make this a compelling value-add opportunity. Great owner occupant offering or expansion parcel for nearby businesses!

Property Highlights

- 2,400 SF commercial building
- 1.13 acres
- Detached 2-car garage plus 3200 sf paved yard
- Walk in Reception / Office Area with Updated Restrooms
- Built 1962
- Easy Access to Downtown Indianapolis

Property Details

Building SF:	2,400
Price:	\$275,000
Floors:	1
Lot Size:	1.13 Acres
Year Built:	1962
Zoning:	D-5

Sharon Thompson - Executive Director

- (317) 564-7160
- sharonthompson@kw.com
- RB#14044406, Indiana

KW INDY METRO NORTHEAST

8555 N River Road, Ste 200
Indianapolis, IN 46240

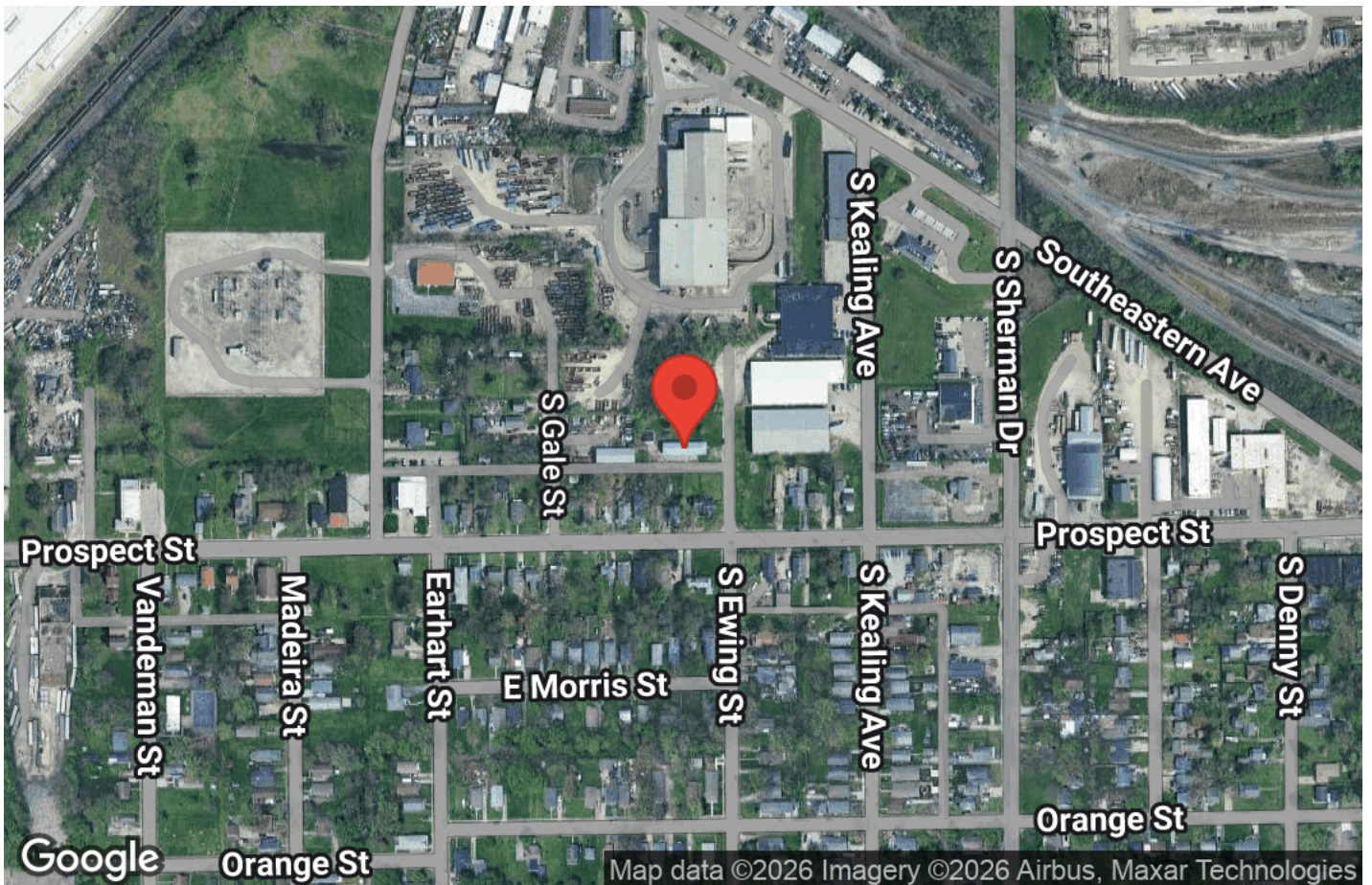
Each Office is Independently
Owned and Operated



Property Photos



Location Maps



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,466	60,219	132,157
	Female	4,552	55,932	125,006
	Total Population	9,018	116,152	257,162
Race / Ethnicity	White	4,699	69,099	135,576
	Black	2,034	23,254	68,714
	Am In/AK Nat	15	197	386
	Hawaiian	1	23	51
	Hispanic	1,916	17,446	35,591
	Asian	52	1,998	8,203
	Multiracial	280	3,775	7,946
	Other	22	360	694
Housing	Total Units	4,027	56,913	123,542
	Occupied	3,540	49,789	109,116
	Owner Occupied	1,567	23,308	48,386
	Renter Occupied	1,973	26,481	60,730
	Vacant	487	7,124	14,425
Age	Ages 0 - 14	2,042	21,425	49,501
	Ages 15 - 24	1,123	14,619	37,117
	Ages 25 - 54	3,566	52,335	110,002
	Ages 55 - 64	1,087	13,308	27,901
	Ages 65+	1,199	14,466	32,640
Income	Median	\$39,975	\$59,629	\$56,344
	Under \$15k	734	6,509	15,814
	\$15k - \$25k	403	4,070	9,883
	\$25k - \$35k	413	4,249	9,549
	\$35k - \$50k	545	6,623	14,236
	\$50k - \$75k	521	8,169	18,335
	\$75k - \$100k	303	6,637	13,286
	\$100k - \$150k	340	6,905	14,959
	\$150k - \$200k	117	3,006	6,386
	Over \$200k	163	3,620	6,670