

FOR SALE

EXCEPTIONAL OWNER-USER OR INVESTMENT OPPORTUNITY
IN THE HEART OF NORTHWEST INDIANAPOLIS



**8770 PURDUE RD
INDIANAPOLIS, IN 46268**

**PIKE TOWNSHIP
C4 ZONING
0.71 ACRES**

**5 BEDROOMS
5.5 BATHROOMS
5,743 SQ FT**

Exceptional owner-user or investment opportunity in the heart of northwest Indianapolis just south of the Pyramids off Michigan Rd! Located at 8770 Purdue Road in sought-after Pike Township, this well-positioned office property offers 0.71 acres (30,971 SF) with C4 zoning, providing flexibility for a variety of professional office, medical, or service-based business uses. With 24 offices, waiting rooms, 2 meeting rooms, 2 work areas and 1 kitchen, this building is sure to meet a multitude of needs. The building is divisible in 2 with about 2000sf and 5200sf of space. Offered at \$1,100,000, this stand-alone office building presents a rare chance to secure a commercial asset in an established business corridor within Marion County. The generous lot size allows for ample on-site parking and convenient access for clients, employees, and vendors. Positioned in the College Park West area, the property benefits from strong surrounding demographics, nearby retail and service amenities, and easy connectivity to major thoroughfares, making daily operations seamless. The site offers excellent visibility and accessibility, ideal for businesses seeking a professional presence with room to grow. Whether you are expanding your current operations, relocating to a more strategic location, or adding a solid commercial asset to your portfolio, this property delivers versatility and long-term potential. With possession available at closing, this is a turnkey opportunity to establish or enhance your business footprint in a thriving northwest Indianapolis market. Don't miss the chance to own a well-located office property in a high-demand commercial area.



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