

Investment Opportunity

3849 E 216th St. Noblesville, IN 46074



INVESTMENT SALE

JEFF NORRIS

Listing Broker – Merrill Property Group
P: 317-525-3955
jeff@merrillpropertygroup.com



PROPERTY OVERVIEW

Discover this prime investment property located in the thriving community of Westfield, Indiana. Completely renovated in 2023, this well-maintained asset offers multiple income streams from a single parcel. The property features a 1,766 SF single-family home currently under lease, providing stable rental income. In addition, a spacious 42' x 48' pole barn—ideal for utility storage, commercial use, or workshop space—is also leased separately. The yard area includes a third rental agreement, adding yet another layer of revenue potential. This is a rare chance to own a turnkey investment property with existing tenants in place. Whether you're expanding your portfolio or looking for a cash-flowing asset, this property delivers on value, versatility, and location.

PROPERTY HIGHLIGHTS

- Newly renovated home (2023) – 1,766 SF
- Income from 3 separate leases: home, pole barn, and yard
- 42' x 48' utility pole barn with rental income
- Leased yard storage area
- 2-mile from SR 38 and US 31

OFFERING SUMMARY

LIST PRICE: \$475,000

BUILDING SIZE: 1,766 SF

SUITES: 3 Buildings

LOT SIZE: 1.1 Acres

ZONING: AG Single Family Residential

YEAR BUILT: 1979, Renovated in 2023

TRAFFIC COUNT: 2,311 AADT

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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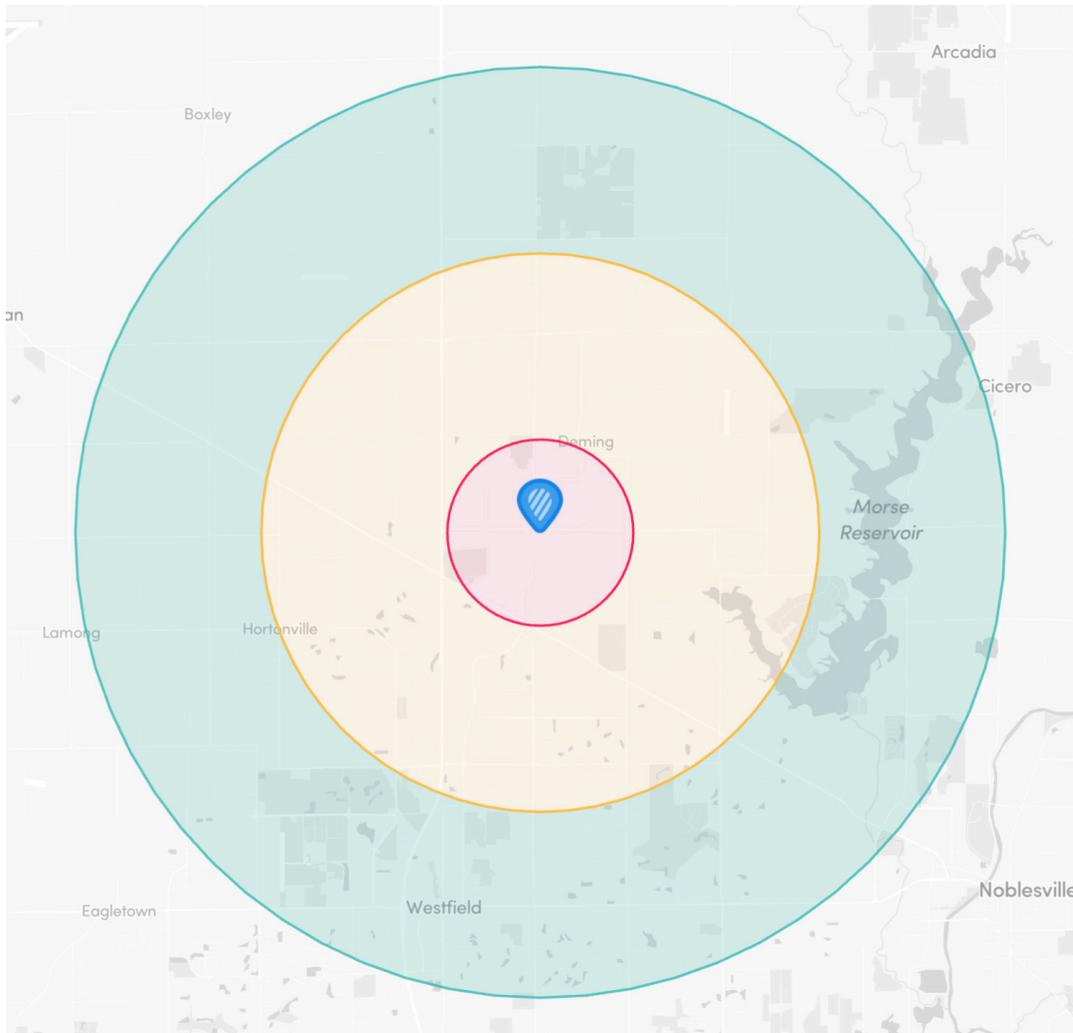
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	279	10,733	45,994
Workday Population	21,892	398,600	1,436,021

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	52	2,021	9,021
Ages 15-24	36	1,522	6,407
Ages 25-54	107	3,942	16,638
Ages 55-64	39	1,545	6,135
Ages 65+	43	1,704	7,793

Income	1 Mile	3 Miles	5 Miles
Median	\$84,120	\$88,129	\$96,696
< \$15,000	1	122	658
\$15,000-\$24,999	3	146	487
\$25,000-\$34,999	7	238	859
\$35,000-\$49,999	13	526	1,906
\$50,000-\$74,999	24	761	3,190
\$75,000-\$99,999	15	552	2,400
\$100,000-\$124,999	12	517	2,141
\$125,000-\$149,999	6	363	1,436
\$150,000-\$199,999	12	479	1,880
> \$200,000	13	473	2,432

Housing	1 Mile	3 Miles	5 Miles
Total Units	110	4,402	18,285
Renter Occupied	15	994	3,510
Owner Occupied	91	3,182	13,879
Vacant	5	225	896

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