

For LEASE

2,006 SF

\$30 SF/YR

**22 N Rangeline Rd
Carmel, IN 46032**



B-2 zoning

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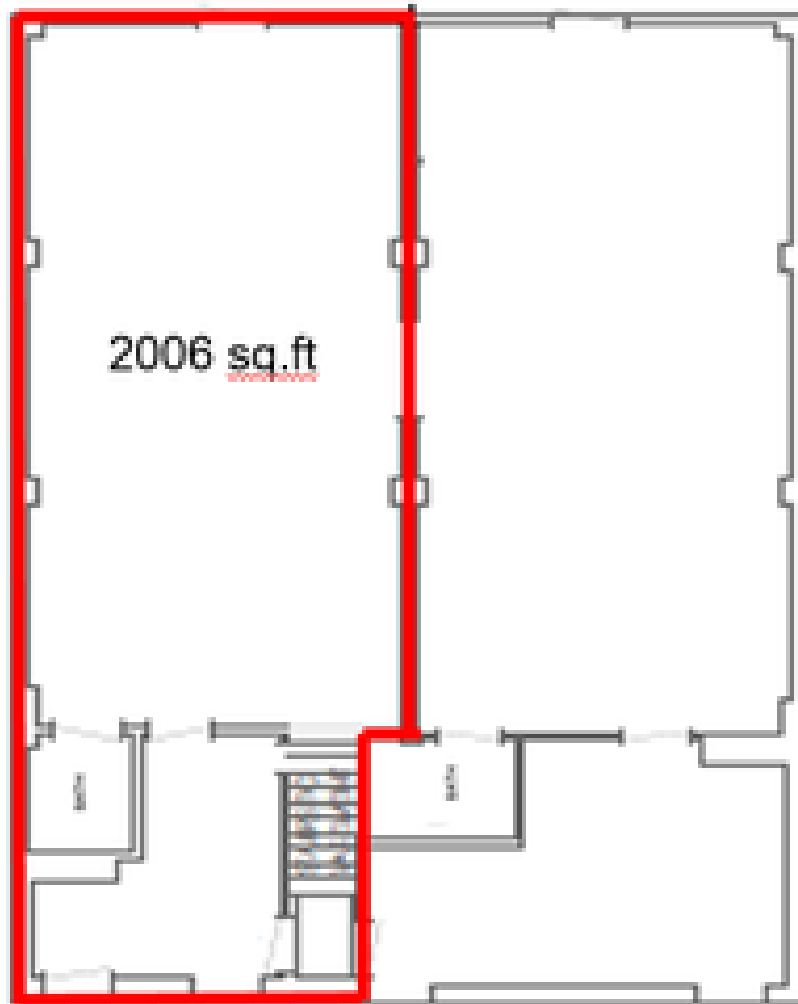
GOLARS
REAL ESTATE

Property Description

Prime Commercial Property in Carmel

- **Prime Location:** Situated in the heart of the Carmel Arts & Design District, the property benefits from strong pedestrian activity, boutique retail synergy, and proximity to the Monon Trail.
- **Flexible Space:** Ideal for boutique retail, office, or personal service uses, the space can be adapted to fit a variety of tenant needs.
- **Convenient Access:** Easily accessible from Main Street with walkable surroundings and nearby public transportation options.
- **Ample Parking:** Surface parking available with additional public parking options nearby, supporting customer and tenant convenience.
- **Construction:** Built with durable masonry construction and updated systems, offering structural reliability and ease of tenant improvements.
- **B-2 Zoning Permitted Use:** B-2 zoning allows a range of neighborhood-scale commercial uses including retail, professional office, salon, gallery, and specialty services.

Floor Plan



Total Area: 2006 sq.ft

Retail Rendering



Professional Office Rendering



Salon Rendering



Wellness Spa Rendering



Art Gallery Rendering



Gifts Boutique Rendering



Art Supply Store Rendering



Aerial View



Building Details

Freestanding

Construction:
Masonry

Lot Size:
0.22 AC

Zoning B -2

APN/Parcel

29-09-25-122-
016.000-018

Actual Site Photo



Nearby Major Retailers:



CARMEL

CLAY
TERRACE



meijer



addendum
purveyor of fine goods

