

**FOR SALE**

**115 N Chestnut St  
Monrovia, IN 46157**

PRICELESS OPPORTUNITY to bring your business to an amazing location that offers multiple buildings and two parcels totaling nearly 2.4 acres. The buildings are on a .65 acre parcel and there is an additional PRIME 1.7 +/- acre corner lot that is situated roughly 2 miles and less than 5 minutes away from the I-70 exit at State Road 39. The front building consists of 2 garage/warehouse spaces and office with a full bathroom that is totaling more than 4000 sq ft. The back garage/warehouse space consists of 2880 sq ft and 3 garage doors (14x14) perfect for any size vehicle. Located in the rear of the property is a 25 x 45 carport for more additional storage space. Finally, the 920 sq ft garage building has a 10' x 10' garage door that leads to the paint booth for the current business. This prime opportunity is priced to sell!

**PURCHASE PRICE:**  
**\$975,000.00**

Land Size: 2.38 Acres

Property Size: 7,960 Sq. Ft.

Year Built: 1988

**Contact:**

**317.514.6275**

**Mark Linder**

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#### KEY FACTS

**11,546**  
Population

**43.4** Median Age

**2.66**

Average Household Size

**4,154**

Total Households

#### BUSINESS



**189**

Total Businesses



**1,599**

Total Employees

#### EDUCATION

**7.37%**

No High School Diploma



**5.2%**

High School Graduate



**22.06%**

Some College



**16.07%**

Bachelor's/ Grad

#### EMPLOYMENT

**350**

Retail Trade Employees

**107**

Manufacturing Employees

**85**

Eating & Drinking Employees

**45**

Finance/Ins/Real Estate Emp

**2.3%**

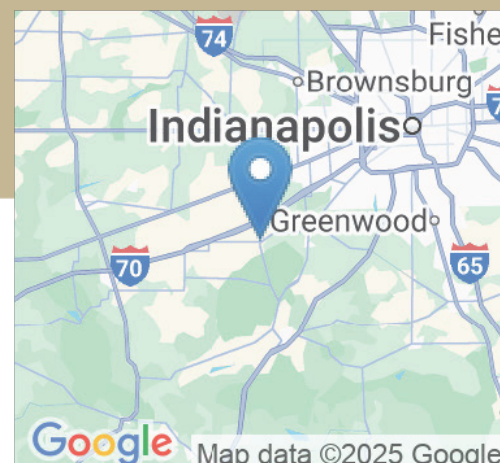
Unemployment Rate

#### Households by Income

The largest group : \$100,000 - \$149,999 (24.08%)

The smallest group : \$15,000 - \$24,999 (4.45%)

Indicator	Value(%)	
< \$15,000	5.02	
\$15,000 - \$24,999	4.45	
\$25,000 - \$34,999	5.76	
\$35,000 - \$49,999	8.37	
\$50,000 - \$74,999	12.72	
\$75,000 - \$99,999	15.97	
\$100,000 - \$149,999	24.08	
\$150,000 - \$199,999	12.77	
\$200,000+	10.83	



**COMMERCIAL.**

#### INCOME



**\$95,408**

Median Household Income



**\$44,514**

Per Capita Income



**\$438,718**

Median Net Worth

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