

**COMMERCIAL
FOR SALE**

\$395,000
ASKING PRICE



COMMERCIAL LAND / REDEVELOPMENT SITE

1515 S WESTERN AVE

Marion, Indiana

High-Visibility Commercial Site on Marion Bypass

Over one acre of General Business-zoned land with frontage along the Marion bypass and an estimated daily traffic count exceeding 22,000 vehicles. The property offers access from both the front and rear, providing flexible entry and exit options.

An approximately 18,000-square-foot concrete slab remains from the former furniture store, creating a potential head start for redevelopment. With strong visibility, multiple access points, and substantial frontage, this site may support a range of retail, service, office, or other commercial uses subject to local approval.



For sale: \$395,000

Contact the listing broker for property details.

PROPERTY HIGHLIGHTS

AC

1.02 AC

Commercial lot

GB

General Business zoning

Zoned GB

RD

Marion bypass frontage

Approx. 22,000+ VPD

SL

Approx. 18,000 SF slab

Former furniture store site

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Front and rear access

Flexible entry and exit options



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FOR SALE
CONTACT BROKER

Information is deemed reliable but not guaranteed. Dimensions, traffic counts, zoning, availability, and sale terms should be independently verified.