

DOWNTOWN COMMERCIAL PROPERTY

901 N Pennsylvania Street | Indianapolis, 46204

AVAILABLE FOR LEASE



PRIVATE PARKING



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PROPERTY FEATURES:

- **Building Size: 1,733/GSF**
- **Lot Size: 0.28/AC (12,245/SF)**
- **Zoning: CBD-2 (IHPC)**
- **Built: 1920's | Renovated: 2024**
- **Power: 400A/120v/208/3-Phase**
- **New Roof, HVAC, Doors & Windows**
- **Polished Concrete Floors**
- **Exterior Patio (23' long deck)**
- **Awnings over Patio and Backdoor**
- **Parking in Private Gated Lot**



Contact Stacia Yeager

Phone: (317) 997-1380

Email: Stacia@InsiteIndy.com

600 Kentucky Ave #200 | Indianapolis, IN 46225



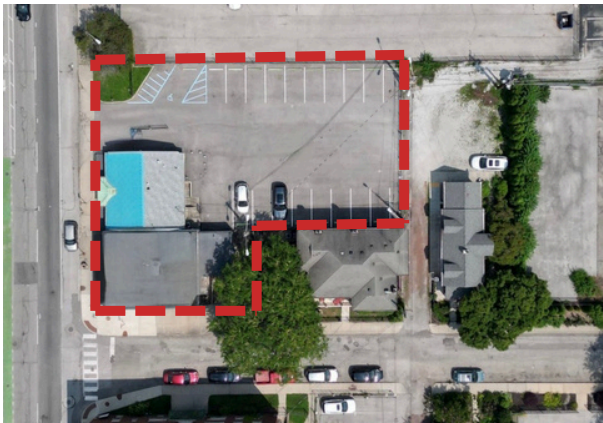
SITE PLAN

901 & 907 N Pennsylvania Street | Indianapolis, 46204

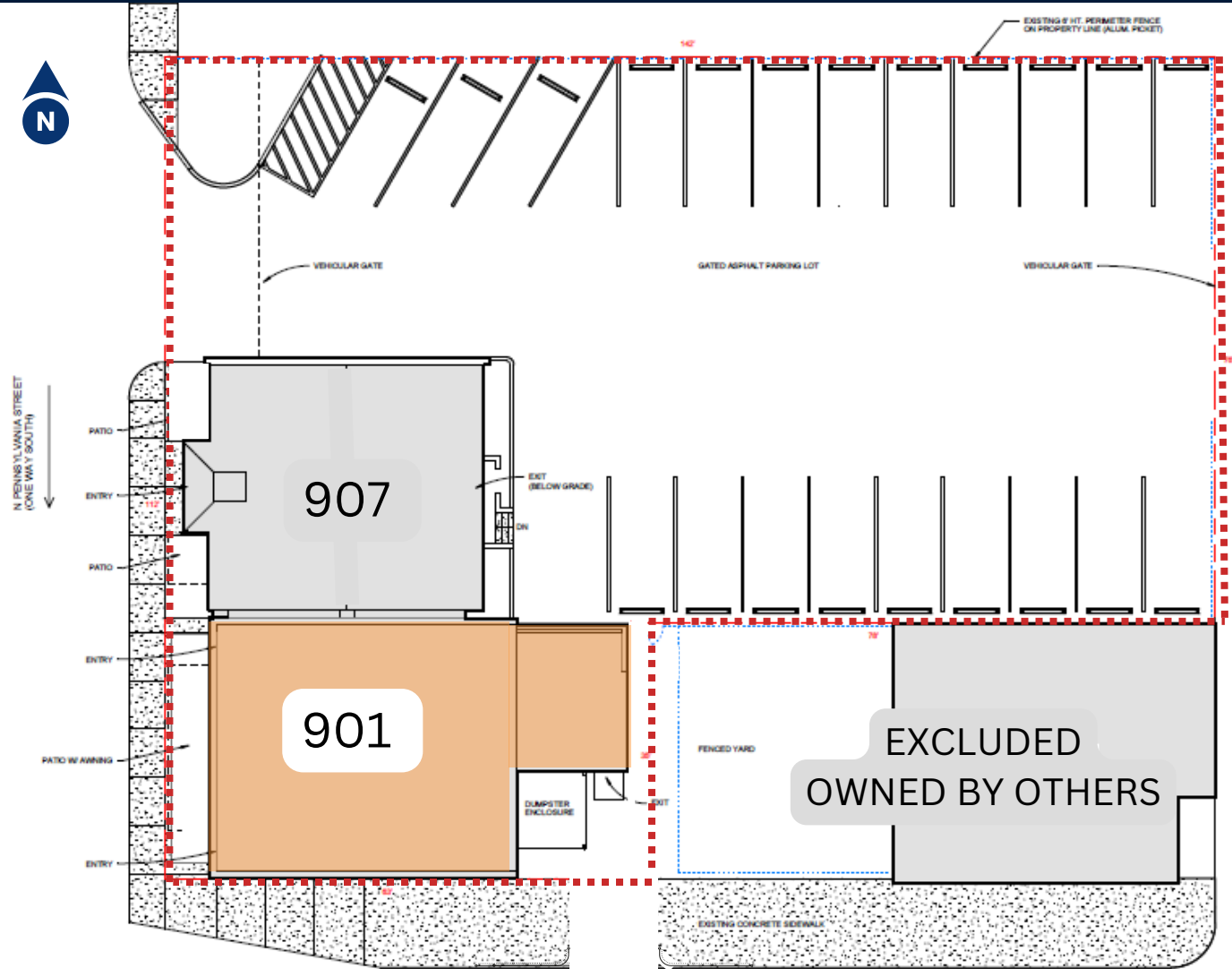
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LOCATOR MAP



AERIAL VIEW



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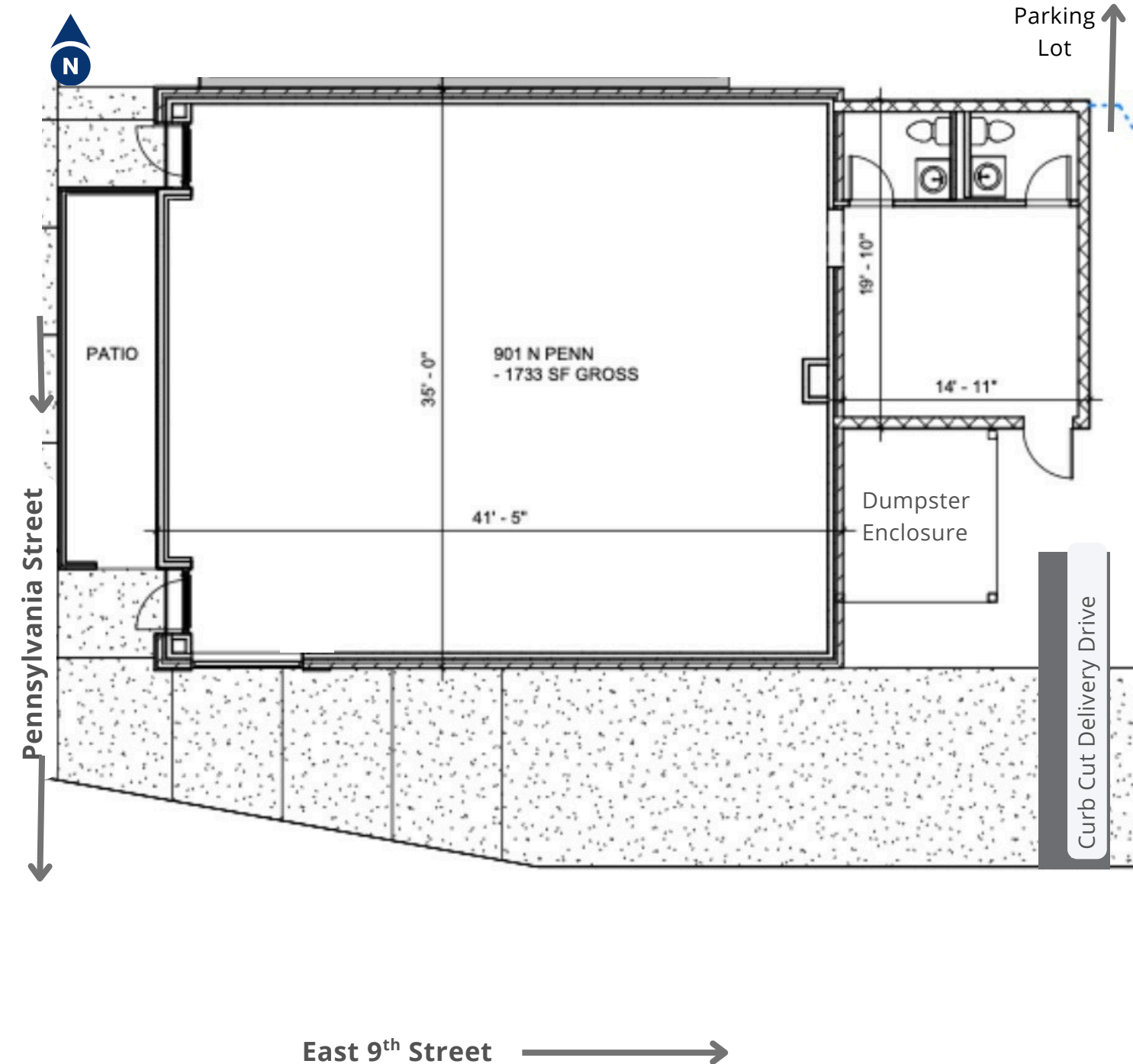
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FLOOR PLAN

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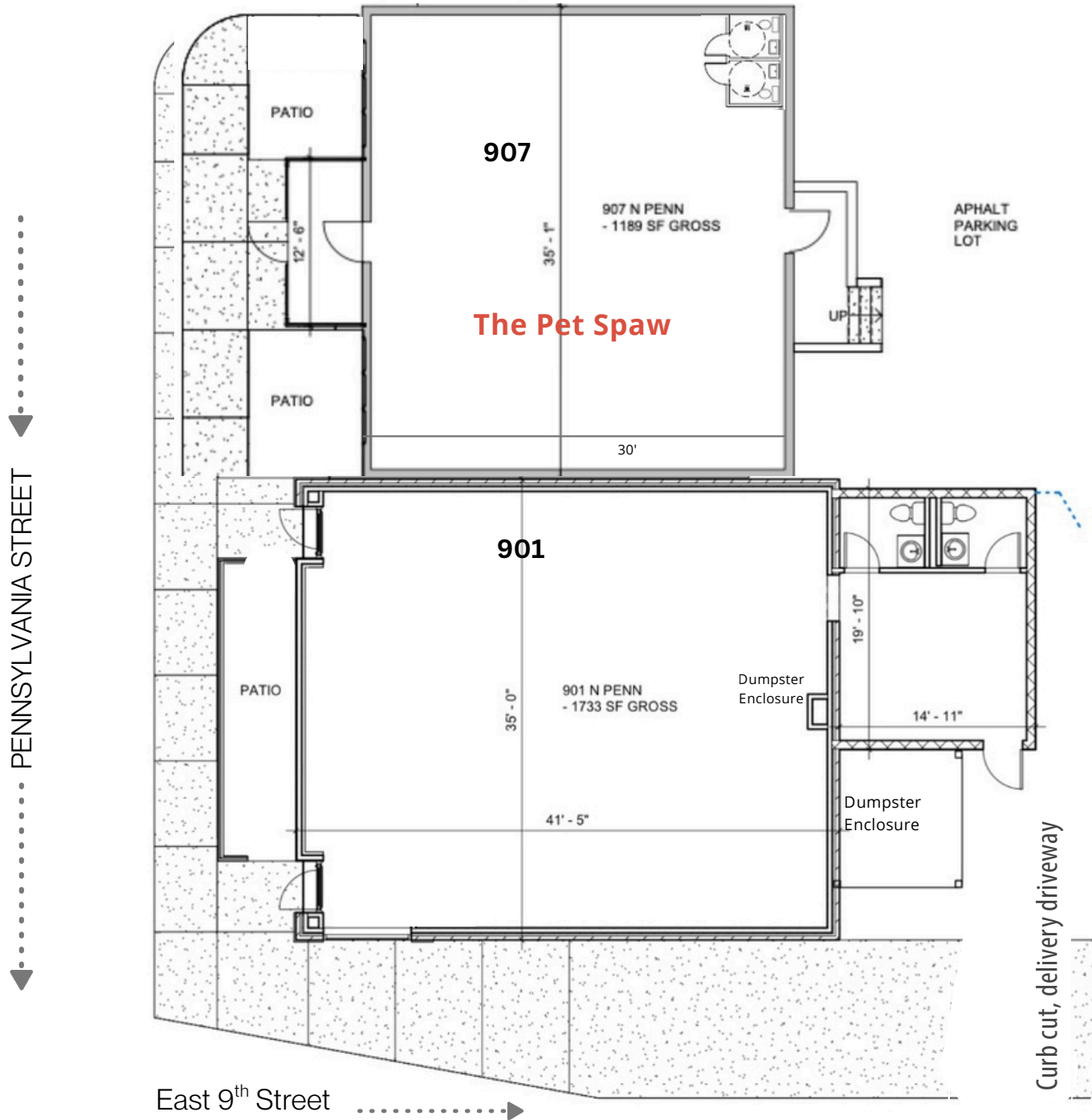
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FLOOR PLANS

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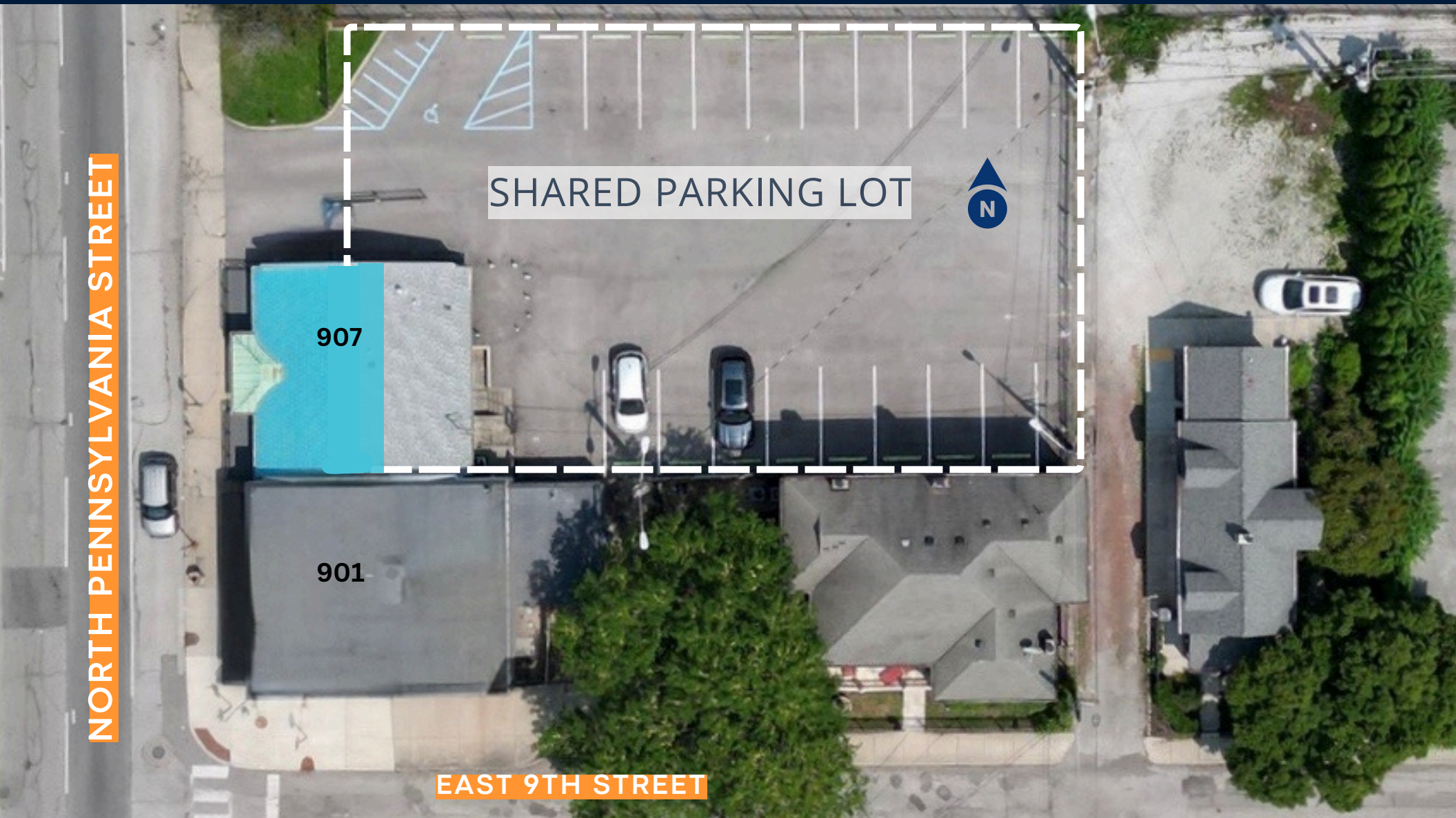
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SHARED PRIVATE PARKING LOT

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Commercial Retail Opportunity in Historic St. Joseph Neighborhood Positioned on the S.E. corner of 9th & Pennsylvania St. on the northeast side of downtown Indianapolis within "Library Square". Rare offering includes two freestanding fully renovated buildings for lease, both with exterior patios. Ample parking on-street and in the tenant-controlled, gated, private parking lot with 20+ spaces, highly functional for customers and employees.

901 N. Pennsylvania – 1,733 GSF - Originally built around 1920 as "Childs Grocery", a small local chain that became one of the first Kroger Grocery stores in Indianapolis by its acquisition in 1924. This building carries a legacy of successful neighborhood commerce and adaptability for a variety of commercial uses. Blend of vintage charm with modern upgrades & efficiencies.

907 N. Pennsylvania – 1,189 GSF - Built in 1938 as a Toddle House restaurant diner open 24-hours a day, seven days a week, known for its all-day breakfast menu and distinctive blue porcelain tile roof. Mid-century nostalgia, fully renovated, efficient, with excellent visibility, access, and private parking lot shared with 901, occupied by The Pet Spaw.

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