

SALE

OFFICE

MULTI-FAMILY



SALE PRICE

\$525,000

BUILDING SF

2,682 ± SF

ACREAGE

0.11 ± AC

Now available for sale: Newly-renovated property in the heart of downtown Indianapolis' Kennedy-King neighborhood that features the opportunity for the development of office space, duplex or four-plex apartment units, or a single-family residence. This offering features an improvement that totals 2,682 ± SF situated upon 0.11 ± acres of C-1-zoned land with wonderful accessibility to many local parks, the Monon Trail, Indianapolis' Central Business District, and I-65.

MITCH DONER

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MULTI-PURPOSE PROPERTY IN KENNEDY-KING

1655 NORTH COLLEGE AVENUE, INDIANAPOLIS, IN 46202-1774



OFFERING SUMMARY

Sale Price:	\$525,000
Building Size:	2,682 SF
Lot Size:	0.11 Acres
Year Built:	1910
Renovated:	2016
Zoning:	C-1
Traffic Count:	12,366

PROPERTY OVERVIEW

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CONSTRUCTION/RENOVATION HIGHLIGHTS

- Highest-quality materials and methods were used in every respect: Commercial-grade brick, 100% cedar siding, solid poured block walls with Indiana limestone and rebar, new footers, new concrete poured steps to the basement, high-quality soffits (not fibered), professionally landscaped, and water from the gutters & downspouts are funneled entirely off of the property in 4-inch corrugated pipe

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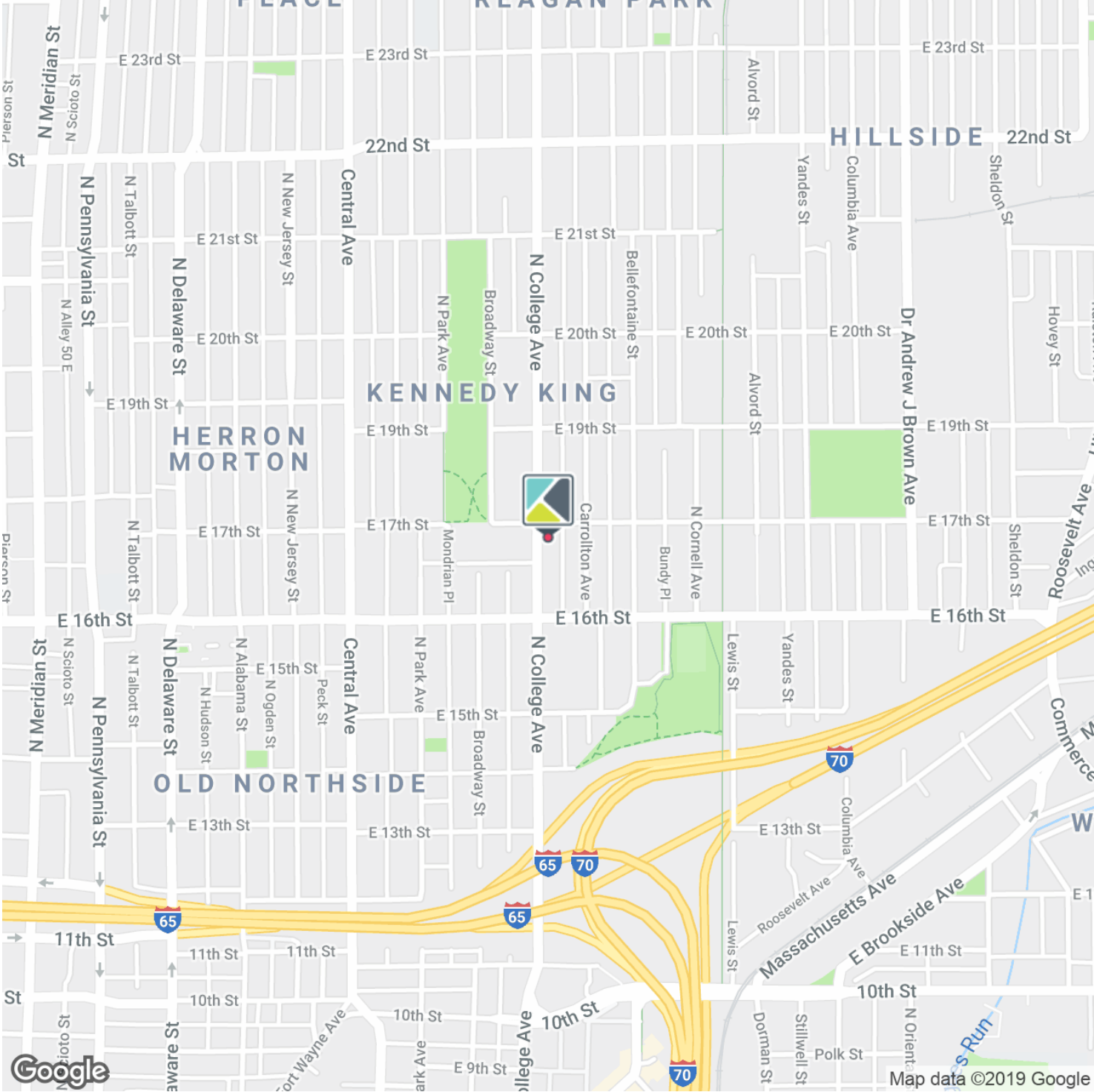
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2,682 ± SF MULTI-PURPOSE BUILDING	
Address	1655 North College Avenue, Indianapolis, IN 46202-1774
Zoning	C-1 (Office District)
Tax Parcel Number(s)	49-06-36-116-006.000-101 (1055342)
Building Size(s)	2,682 ± SF GBA
Lot Size(s)	0.1179063 ± Acres (5,136 ± SF) (37' 10" Wide x 135' 9" Deep)
Building Style(s)	(1) Two-Story Walk-Up Office/Retail/Multi-Family/Single-Family Building
Construction Type(s)	Exterior Walls - Masonry-Style Commercial-Grade Brick with 100% Pure Cedar Siding; Interior Walls - Stick-Built with Mix of Wood and Masonry-Style Commercial-Grade Brick; Flooring - OSB; Framing - Wood Frame Construction with Commercial-Grade Brick All on a Block Foundation (Indiana Limestone); Ceiling - Exposed Wood Truss System
Foundation	Mix of Partial Full Basement and Crawl Space
Site Characteristics	Rectangular in Shape, Generally Level
Frontage	37' 10" on North College Avenue
Roof Type(s)	Pitched Asphalt-Shingled (Dimensional) Roof
HVAC Type(s)	None in Place
Ceiling Height(s)	Clear/Eave Heights (Main Level) - 8' 6" to 11' 2"; Clear/Eave Heights (Upper Level) - 3' 8" and 10' 1"; Clear/Eave Heights (Basement) - 6' 8"; Peak Heights (Upper Level) - 9' 4" and 14' 8"
Utilities	All Public Utilities
Year(s) Built	1910 (Renovated in 2016)
Township	Center
Assessed Value	\$39,500.00 (2019)
Annual Taxes	\$941.00 (2018 Payable 2019)

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,744	110,261	274,486
Median age	34.4	33.1	33.8
Median age (Male)	33.2	31.7	32.4
Median age (Female)	34.5	34.2	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,887	45,567	110,221
# of persons per HH	2.0	2.4	2.5
Average HH income	\$56,717	\$42,715	\$46,203
Average house value	\$231,017	\$97,150	\$117,021

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Mitch specializes in office tenant and landlord representation as well as representing buyers and sellers within office, retail and industrial brokerage. Prior to joining RESOURCE, Mitch was a commercial real estate broker at a regionally-focused asset disposition service provider for nearly five years. Mitch sold many types of commercial real estate for regionally and nationally-associated secured creditors across eight states in the Midwest ranging from multi-tenant retail centers, industrial warehouse facilities, office buildings, multi-family developments, development ground, religious facilities, bowling alleys, car washes and drive-through liquor stores. Prior to that, Mitch worked in residential escrow at a title company, managed an IT consulting company, as well as was a graphics design artist for a collector car auction company. Mitch attended university at Indiana-Purdue Fort Wayne and Indiana-Purdue Indianapolis.

RESOURCE COMMERCIAL REAL ESTATE

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