

SALE

OFFICE



### SALE PRICE

\$299,000

### BUILDING SF

± 1,600 SF

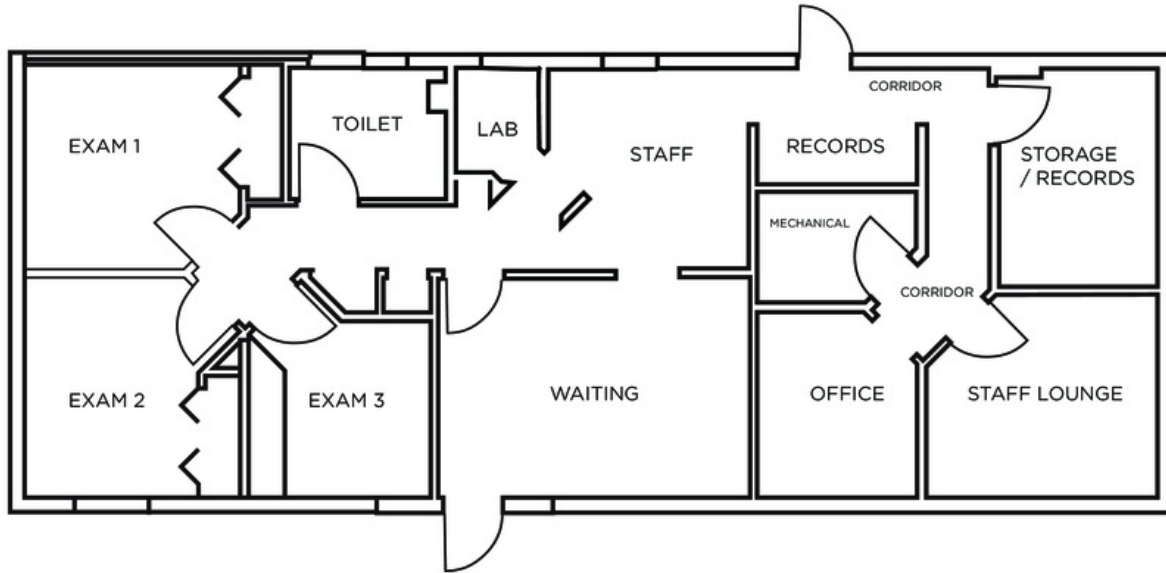
### ACREAGE

± 0.79 ACRES

Flexible, corner-situated property near the intensely-traveled I-465 & US-421 (Michigan Road) interchange on Indianapolis' north side! This property features a single-tenant medical office building on .79 acres of MU-1 zoned land near the signaled corner of US-421 & West 92nd Street, right down the road from Costco.

# FLEXIBLE SINGLE-TENANT OFFICE BUILDING

9290 WALDEMAR ROAD, INDIANAPOLIS, IN 46268



## OFFERING SUMMARY

Sale Price:	\$299,000
Building Size:	± 1,600 SF
Lot Size:	± 0.79 Acres
Year Built:	1961
Renovated:	1994
Zoning:	MU-1
Submarket:	College Park
Traffic Count:	48,401 AADT on US-421 (Michigan Road)
Frontage:	129' on Waldemar Road
	180' on West 93rd Street
Parking:	10 Striped Parking Spaces with Room for Expansion on Lot



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