

824 E County Line Road, Indianapolis, IN 46227-2854

Prop Sub/Trans: Office/Sale	Media: 25	BLC#: 21518581	List/MoRnt \$: \$159,900
Bldg/Ctr/Prk Nm:	Area: 4907 - Marion - Perry	DOM: 255	Year Built: 1955
Subdivision:	Virtual Tour:		Section/Lot: /
Legal Desc:	Interactive VT:		Est.Comp. Date:
Bldr/Prjct/Cont:	New Const: No	Stage:	



Tax ID: 491424107042000500	MultiTax ID: 491424107041000	Use \$/SF:
Semi Tax: \$960	Tax Year Due: 2016	
Bldg Size: 1,356	Acreage: 0.53	# of Stories: 1
Min Space:	Lot Size SF: 80x242	Divisible: No
Space Avail: 1,356	Zoning: C-1 & Residential	Sprinkler: None
Min Contig:	Auto Parking:	Multi Tenant:
Max Contig:	Parking Surface:	Ceiling Height: 8.00
Roof:	Interstate: Ramp1-3mi	Signage:
Bld/Park/Cntr:	Exterior Cnst:	
Rd Surface: Asphalt	HVAC:	
Bldg Utilities: Electric, GasAvail, MunWtrAvi, SepticSys	Rd Frontage:	
Road Access: Frontage Road, CityStre	Road Frontage Ft:	
Present Use: Resident		
Proposed Use: Church, CommSglTen, Medical, Office		
Docs on File: AerialPhot, LegalDesc		

Directions

Between US-31 & SR-135 on County Line Rd. West of Shelby St on North side.

Property Description

0.53 Acres with 80 ft. road frontage zoned C-1 Prime land surrounded by professional buildings, senior apartments, church and school. Location has 5 lanes. A great investment with six room, one bath home plenty of kitchen cabinets. One car attached garage. Good investment or for commercial/retail/multi housing/church.

Office Features

Office SF:	Restroom:	Office HVAC:
Office Features:		

Financial Information

Insurance Expense: Total \$1,100	\$/SF	Gross Potential Rent: Investment: Yes	Actual Expense:
CAM Expense:			Net Op Income:
Possible Financing: Cash Only, Conventnl, FHA, VA			Physical Occ:

Office Information

Listing Firm: Carpenter, REALTORS®	Disclosures Other: AgentOwned, SalesDiscOF
Disclosures: Not Applicable	Circumstances of Sale: -
Possession:	

Requested By: Shirley Decker. Information Deemed Reliable, but not Guaranteed © MIBOR Tuesday, August 28, 2018 10:02 AM

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BLC#: [21518581](#)
Category: **Commercial**
Town: **Indianapolis**
County: **Marion**

Rooms: **0**
Apx M/U: **0**

Area: **4907**
Beds: **0**
Baths: **0/0**
Township: **Perry**

List Price: **\$159,900**
DOM/CDOM: **255/255**
Semi Tax: **\$960**
Tx Yr Due: **2016**
Year Built: **1955**

FP:
Acres:

Legal:
School District:
Park:
Garage:
Basement:
Lifestyle:
Fee Amt/Incl:
Directions:

Levels:
Ownership:
Lot Size: **80x242**
Lot Info:
Arch Style:

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