

rcrc.com

bradleyco.com

# 10609 PARK AVENUE INDIANAPOLIS, IN 46280

SALE

OFFICE



## CARMEL MERIDIAN STREET CORRIDOR | 4,000 SF CREATIVE OFFICE BUILDING



### SALE PRICE

\$795,000

### BUILDING SF

4,000 SF

- + Convenient central location; close to : US 31, I-465, Carmel Central Park & Monon Trail, Carmel and north Indianapolis amenities
- + Creative and peaceful setting with cool buildout, covered deck and mature trees
- + Free standing garage
- + Abundant parking (17 spaces) - 4.25 spaces / 1,000 SF

[PaulDickTeam.com](http://PaulDickTeam.com)

in #growIndiana

**KEVIN DICK**  
Senior Vice President  
O 317.663.6544  
C 317.213.6692  
kdick@bradleyco.com

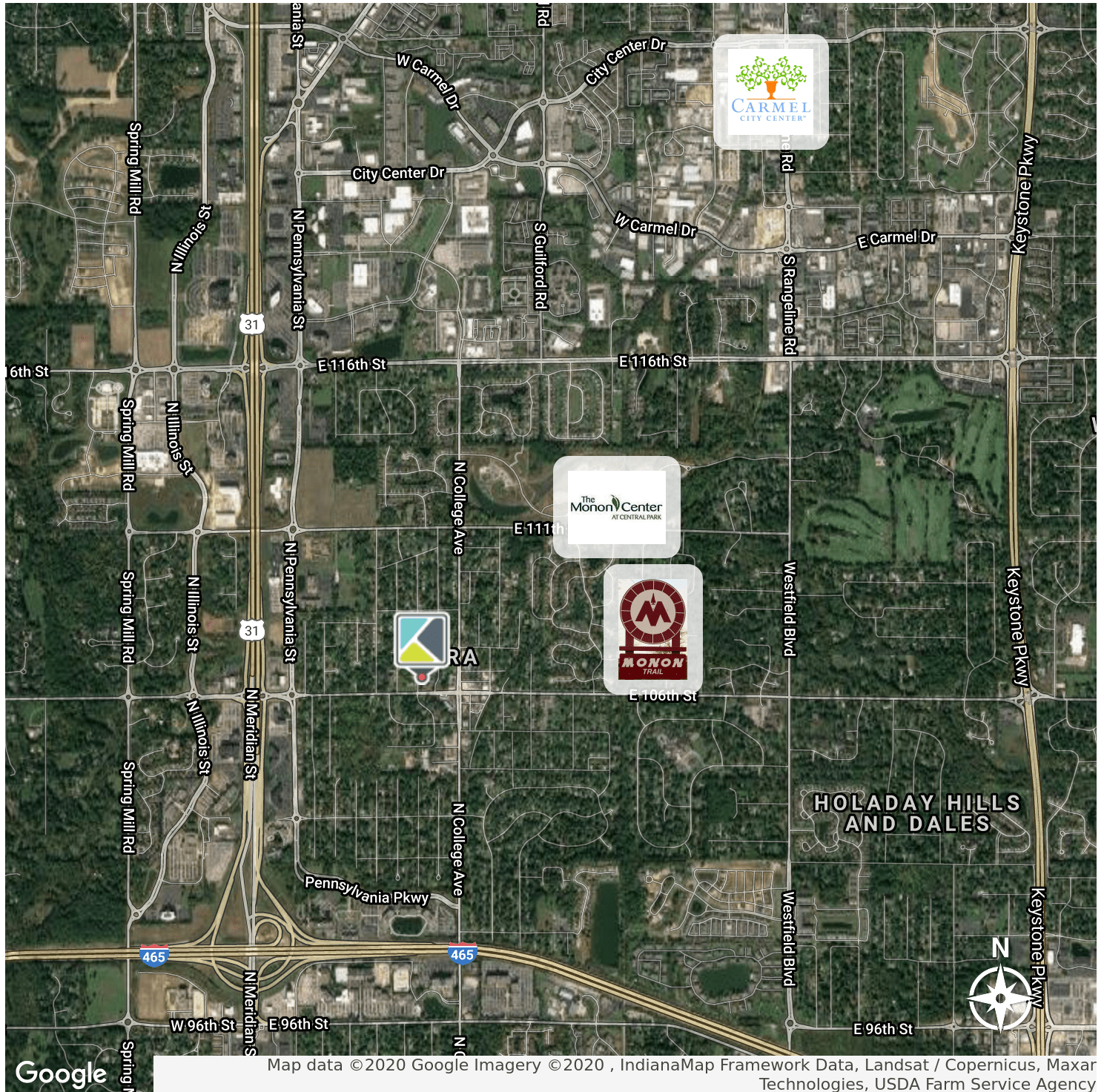
**PAUL DICK, CCIM**  
Senior Vice President  
O 317.663.6540  
C 317.698.8055  
pdick@bradleyco.com





# 10609 PARK AVENUE

INDIANAPOLIS, IN 46280



Google

Map data ©2020 Google Imagery ©2020 , IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

in #growIndiana

**RESOURCE** has become part of **BRADLEY**,  
Indiana's largest locally-owned and independent CRE firm.

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

**WE HAVE MOVED**

9000 Keystone Crossing, Suite 850

Indianapolis, IN 46240

317.663.6000



# 10609 PARK AVENUE

INDIANAPOLIS, IN 46280



in #growIndiana

**RESOURCE** has become part of **BRADLEY**,  
Indiana's largest locally-owned and independent CRE firm.

The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

**WE HAVE MOVED**

9000 Keystone Crossing, Suite 850  
Indianapolis, IN 46240  
317.663.6000



# 10609 PARK AVENUE

INDIANAPOLIS, IN 46280

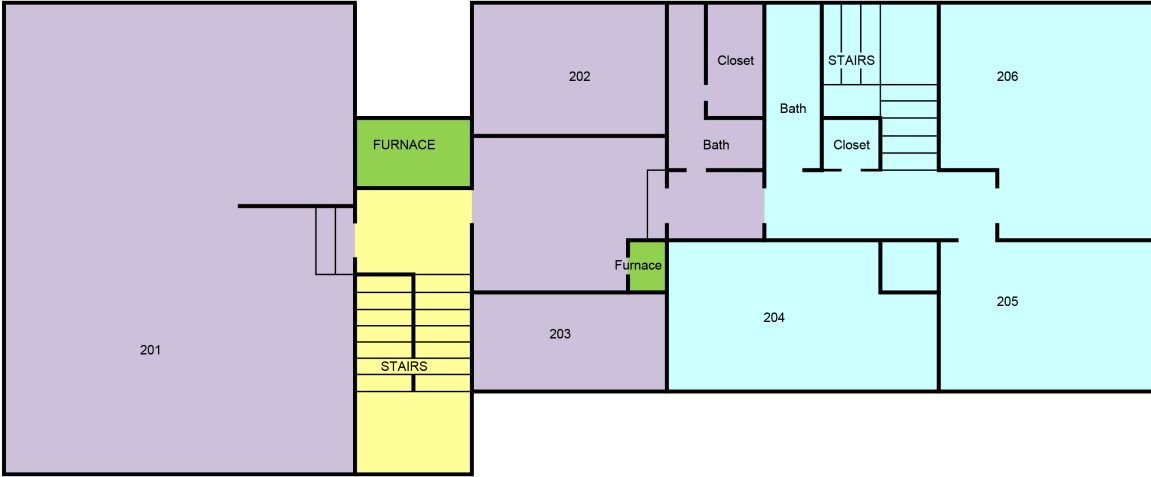




# 10609 PARK AVENUE

INDIANAPOLIS, IN 46280

## 2nd Floor



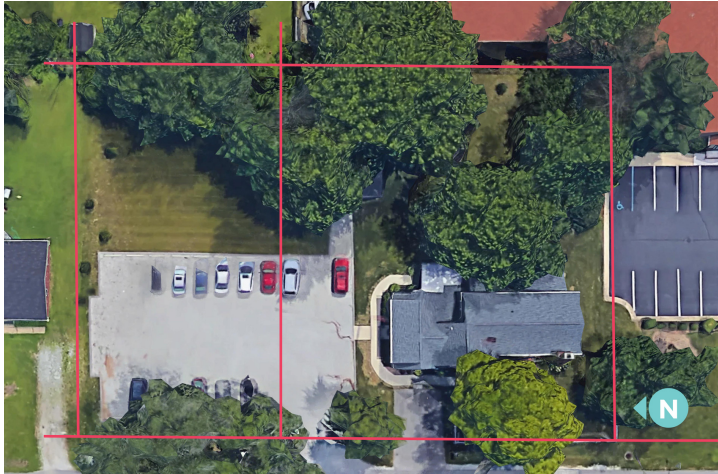
## 1st Floor





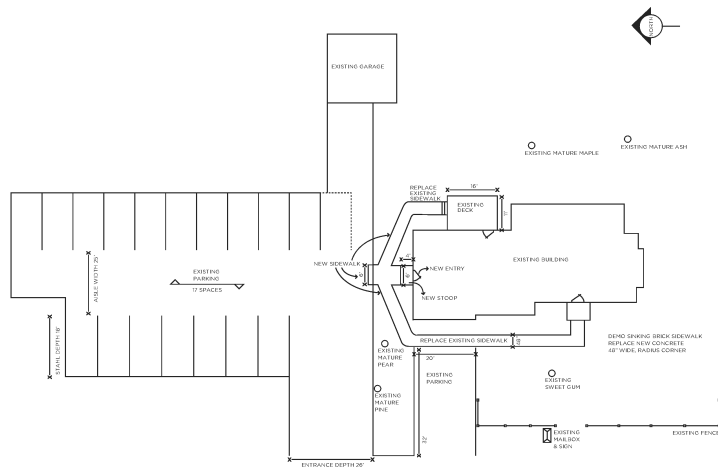
# 10609 PARK AVENUE

INDIANAPOLIS, IN 46280



## PROPERTY INFORMATION

Building Size	+/- 4,000 SF
Garage Size	One car / 314 SF
Land Size	.72 acres (2 parcels)
Year Built	1930
Floors	2
Parking	17 spaces (gravel) 4.25 spaces / 1,000 SF
Zoning	Building parcel: B-5 Parking parcel: R-3 with variance
Foundation	Crawl space
Structure	Wood
Exterior	Wood shingles
Roof	Pitched / asphalt shingles
HVAC	3 split systems / gas
Utility Providers	Electric - Duke Energy Gas - Vectren Water - Carmel Utilities Sewer - TriCo Regional



## OPERATING EXPENSES

	TOTAL	PSF
RE Taxes	\$4,344	\$1.09
Insurance	\$2,032	\$0.51
Maintenance	\$390	\$0.10
Landscaping	\$2,441	\$0.61
Snow Removal	\$715	\$0.18
Electric	\$2,808	\$0.70
Gas	\$1,202	\$0.30
Water	\$213	\$0.05
Sewer	\$207	\$0.05
Other	\$197	\$0.05
<b>Total</b>	<b>\$14,549</b>	<b>\$3.64</b>