

SALE

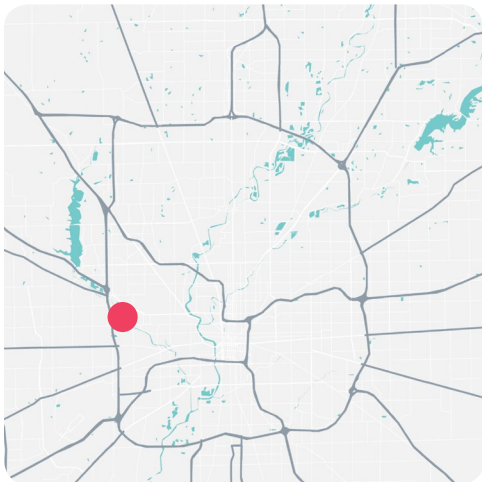
RETAIL

MEDICAL

OFFICE



### OUTSTANDING VISIBILITY FROM I-465 - ZONED C-5



#### SIZE

7,992 SF / 1.16 Acres

#### SALE PRICE

\$1,200,000

With visibility to over 125,000± vehicles each day, this property is zoned C-5, which allows for a wide variety of uses.

Located on Indy's west side at 10th street and 1-465, the property also includes a large pylon sign with enormous visibility from the interstate.

- + 7,992 SF Building-Expandable
- + Zoned C-5
- + Large Pylon sign with 1-465 visibility
- + 125,000± Vehicles Per Day
- + 1.16 Acres
- + 48+ Parking Spaces

**TOM OSBORNE** SIOR

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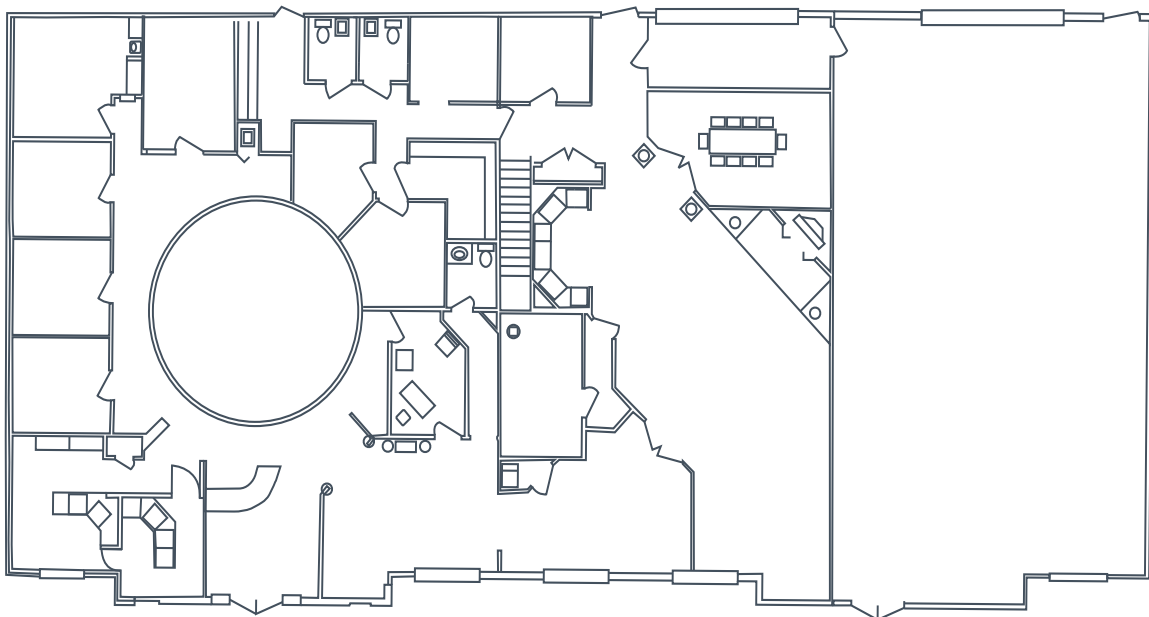
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AERIAL VIEW // 745 BEACHWAY DR



BEACHWAY DR

FLOOR PLAN





## PERMITTED USES

- General Office
- Club / Lodge
- Religious Uses
- Business Schools / Training Facilities
- Medical Uses - Hospital / Clinic / Laboratory
- Plasma Center
- Substance Abuse Treatment Facility
- Veterinarian / Animal Boarding
- Financial / Insurance Services
- Check Cashing
- Funeral Home
- Hair / Body Salon
- Tattoo Parlor
- Laundromat
- Firearm Sales
- Adult Entertainment
- Restaurant / Bar / Night Club
- Hotel / Motel
- Indoor / Outdoor Recreation
- Farmer's Market
- Research / Development
- Grocery / Liquor / Department Store
- Pawn Shop
- Power Generating Facility
- Car Wash
- Automobile Sale / Repair
- Gas Station
- Recycling Station
- Commercial Parking Lot / Garage
- Emergency Shelter



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in #growIndiana

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