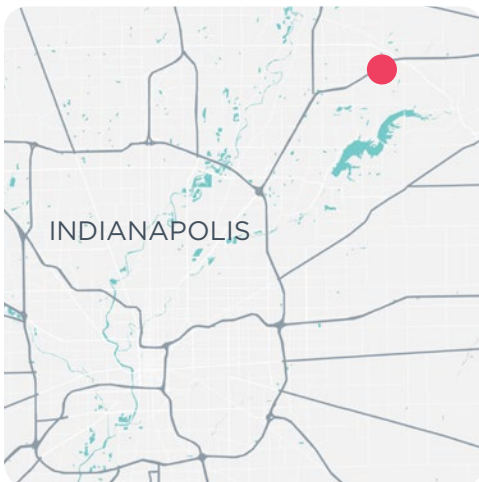




► RARE & AFFORDABLE PROPERTY FOR FISHERS BUSINESS



LAND

3.1 Acres

BUILDING

3,240 SF

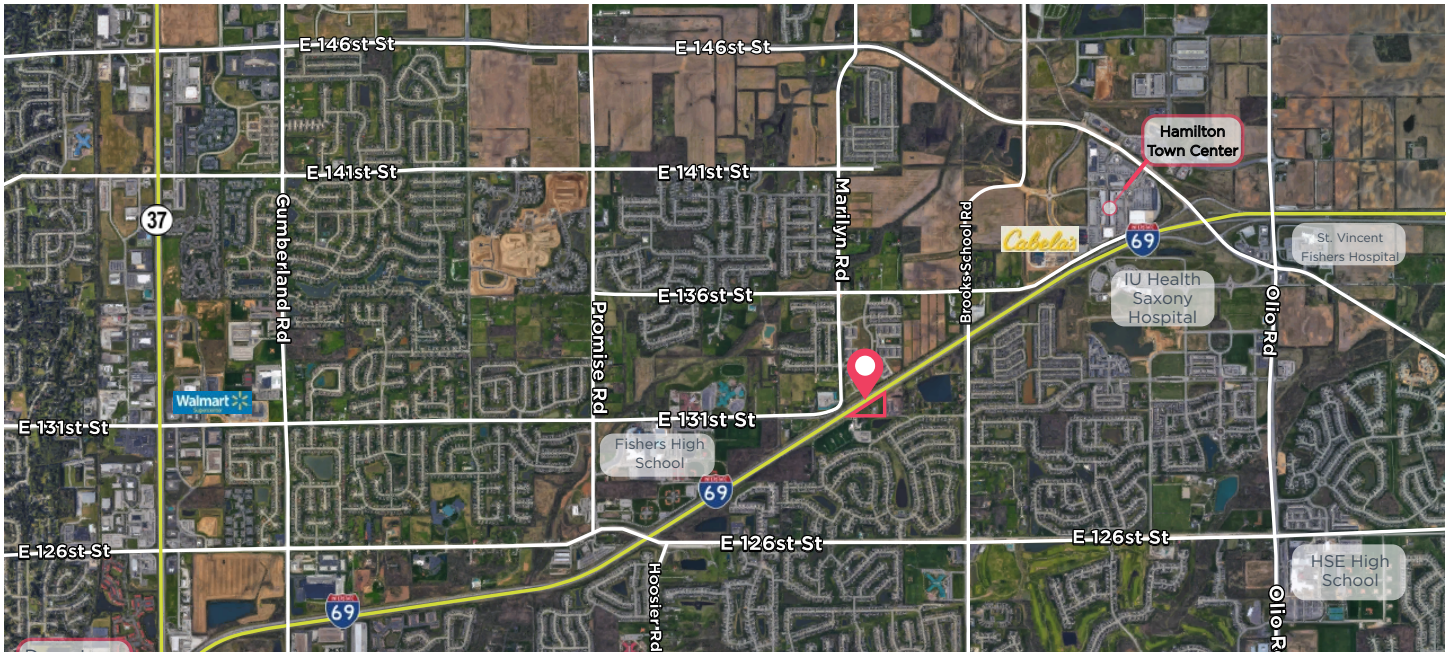
SALE PRICE

\$375,000

- + C3 Zoning. Great property for: landscaper, car sales & repair
- + I-69 Frontage (500'). Huge visibility to 77,547 VPD
- + 3,240 SF metal building has finished office with two restrooms and kitchenette.

PaulDickTeam.com

AERIAL // 12134 E 131ST ST



DEMOGRAPHICS*

| | 1 MILE | 3 MILES | 5 MILES |
|-------------|-----------|-----------|-----------|
| Population | 10,361 | 60,040 | 121,341 |
| Median Age | 30.6 | 32.3 | 34.2 |
| Total HH | 3,546 | 21,360 | 43,993 |
| Average HHI | \$134,864 | \$124,428 | \$129,190 |

*SitesUSA 2018 Estimated

OPERATING EXPENSES

| CATEGORY | VENDOR | MONTHLY EXPENSE |
|--------------|---------------|-----------------|
| RE Taxes | | \$334 |
| Electric | Duke Energy | \$250 |
| Gas | Propane Tank | \$100 |
| Water | Well | N/A |
| Sewer | HSE Utilities | \$75 |
| TOTAL | | \$759 |



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in #growIndy

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.

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