Broad Ripple Building 6055 N College Avenue, Indianapolis, IN 46220 For Sale



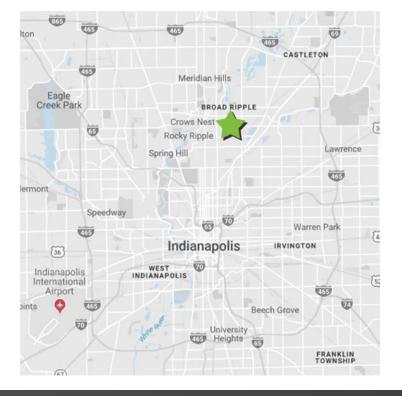
Creative Owner / User Opportunity 2,737 SF

Sale Price: \$750,000

Property Highlights

- 2,737 SF free standing office/retail building (Additional 1,700 SF basement for storage)
 - Excellent visibility on College Avenue and directly south of Broad Ripple Village, home to a variety of restaurants, shops and entertainment
 - Sitting directly on the Red Line transit path, this property will soon have a signalized intersection, increasing traffic exposure and maintaining access points to the property
- O Unique historic finishes, exposed ceiling and wood beams, 2 private offices on 2nd floor, wide open floor plan on 1st floor, and basement for storage
- 🔿 Well-maintained parking lot with 14 spaces

Jack Sigman C: 317.519.3880 O: 317.853.7500 E: Jack@ALOPG.com Joseph Coombes C: 765.212.5658 O: 317.853.7500 E: Joseph@ALOPG.com



ALO Property Group 9075 N Meridian St. Suite 175 Indianapolis, IN 46260



ugh all information furnished regarding property for sale, rental, or financing is from sources deemed as reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions into the notice and to any special conditions imposed by our principal.

Broad Ripple Building 6055 N College Avenue, Indianapolis, IN 46220

For Sale



Demographics	1 Mile	2 Miles	3 Miles
Population	11,744	39,258	84,184
Households	6,036	18,997	38,562
Average Household Income	\$122,040	\$107,672	\$94,321



Jack Sigman C: 317.519.3880 O: 317.853.7500 E: Jack@ALOPG.com

Joseph Coombes C: 765.212.5658 O: 317.853.7500 E: Joseph@ALOPG.com

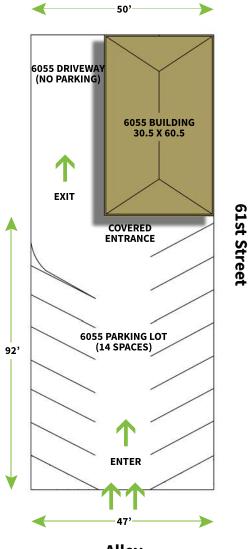




ad as reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other ditions, prior to sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

For Sale

Site Plan



College Avenue

Alley

Jack Sigman C: 317.519.3880 O: 317.853.7500 E: Jack@ALOPG.com Joseph Coombes C: 765.212.5658 O: 317.853.7500 E: Joseph@ALOPG.com ALO Property Group 9075 N Meridian St. Suite 175 Indianapolis, IN 46260

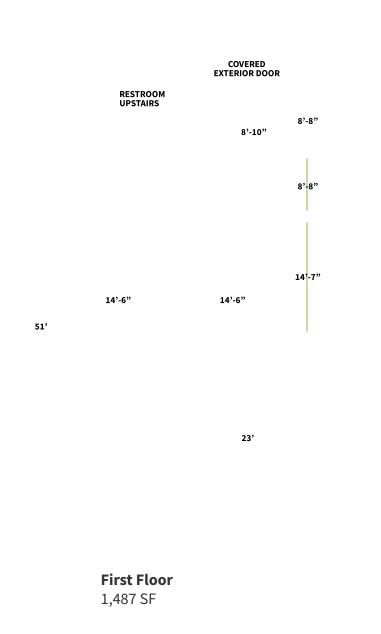


Atthough all information furnished regarding property for sale, rental, or financing is from sources deemed as reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

6055 N College Avenue, Indianapolis, IN 46220

For Sale

Floor Plans



Second Floor 1,250 SF

Jack Sigman C: 317.519.3880 O: 317.853.7500 E: Jack@ALOPG.com Joseph Coombes C: 765.212.5658 O: 317.853.7500 E: Joseph@ALOPG.com ALO Property Group 9075 N Meridian St. Suite 175 Indianapolis, IN 46260



Although all information furnished regarding property for sale, rental, or financing is from sources deemed as reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other is a submitted verified and an an averand complexitive important by the implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other is a submitted verified and a surve and complexitive important by an uncertain c