

Broad Ripple Building

6055 N College Avenue, Indianapolis, IN 46220

For Sale



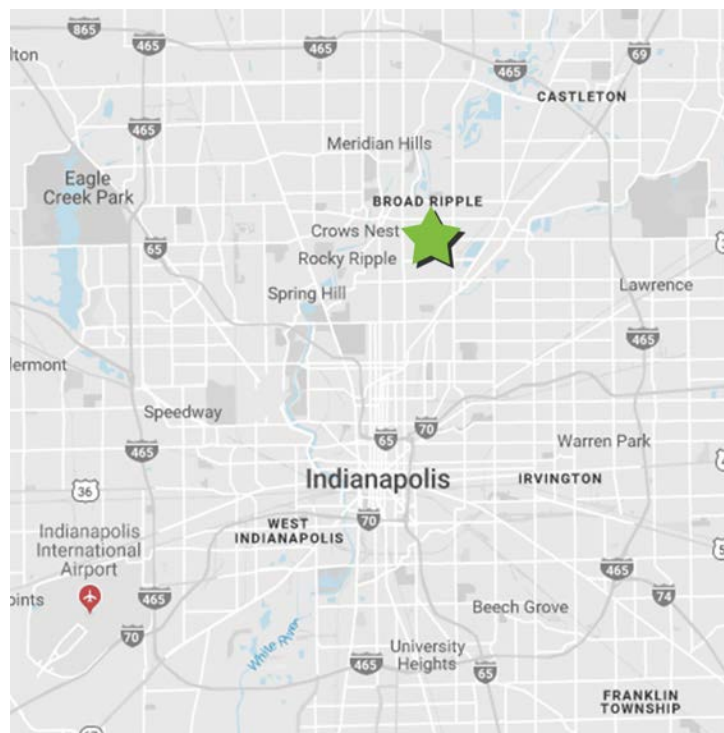
Creative Owner / User Opportunity

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
- 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



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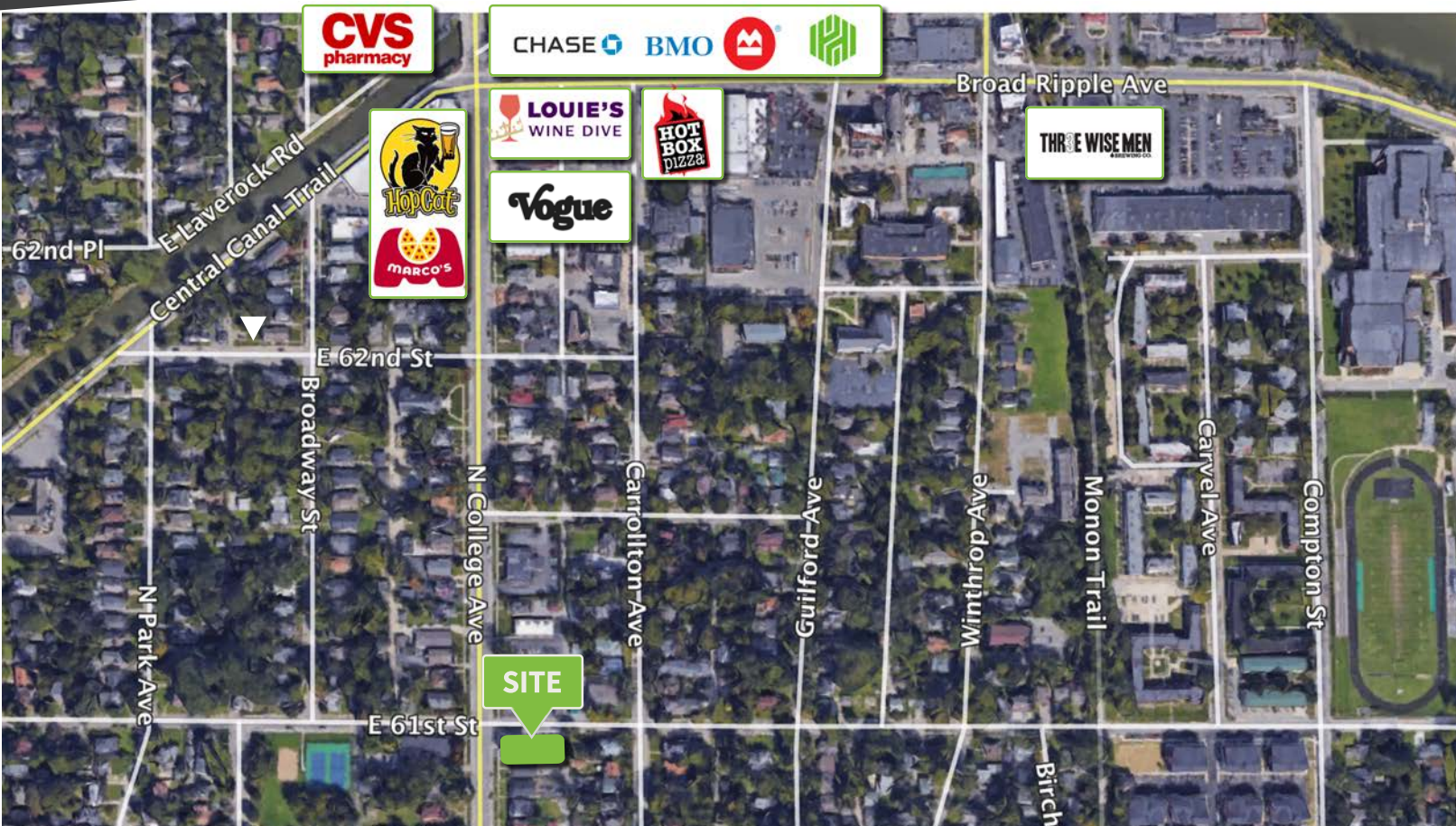
ALO Property Group
9075 N Meridian St.
Suite 175
Indianapolis, IN 46260



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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



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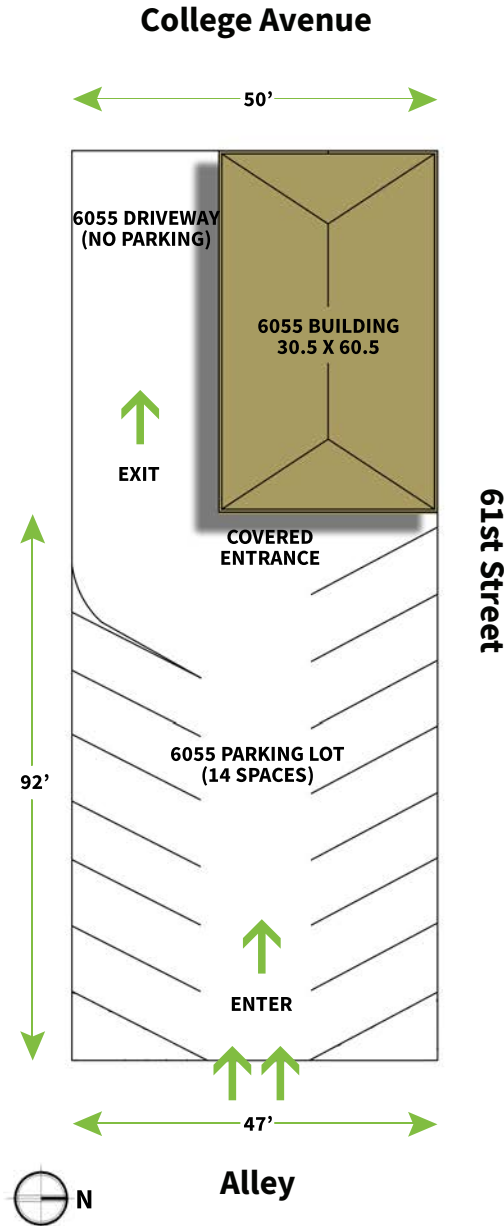


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Site Plan



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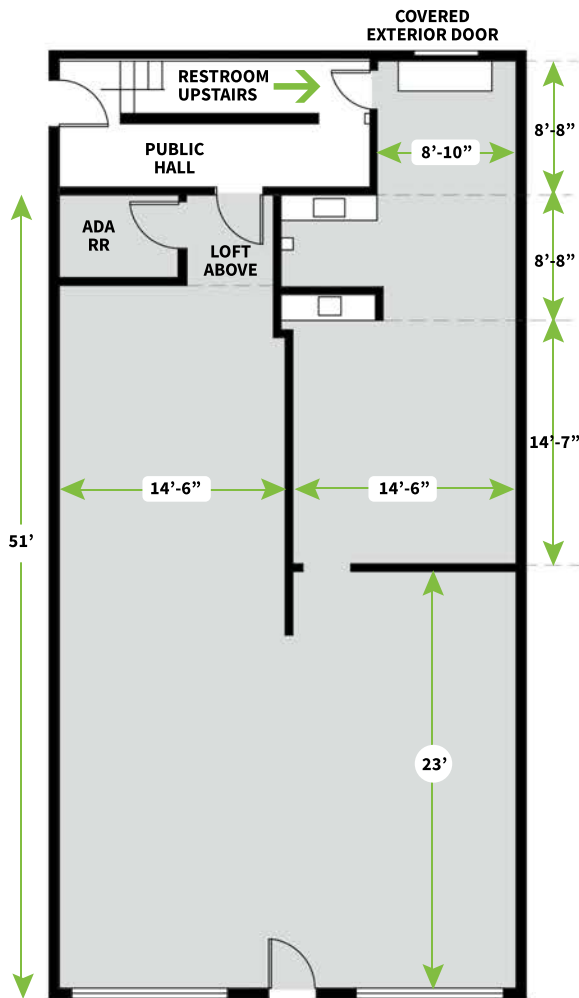


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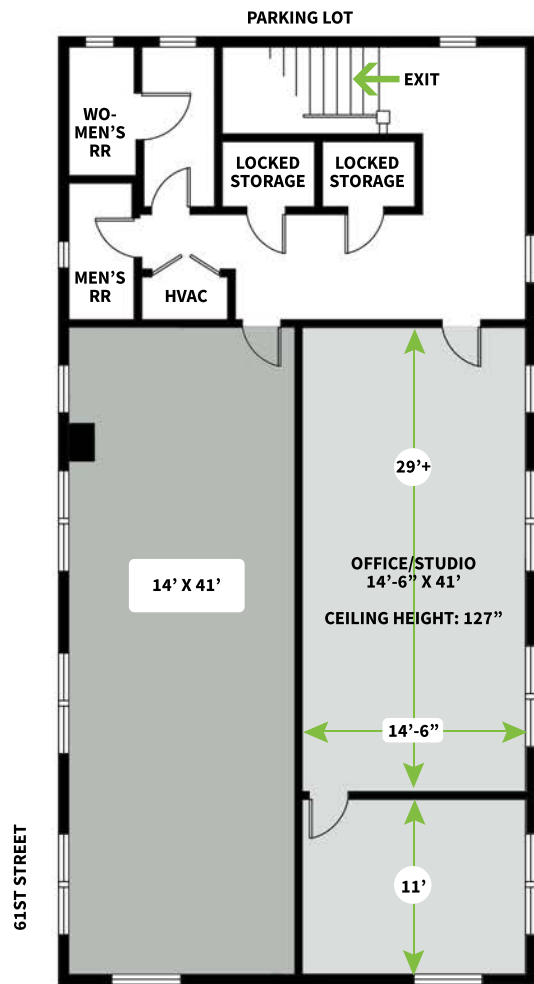
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Floor Plans



N  **First Floor**
1,487 SF



N  **Second Floor**
1,250 SF

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