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ATTRACTIVE MIDTOWN OFFICE SPACE

3656 WASHINGTON BOULEVARD, INDIANAPOLIS, IN 46205-3560

SALE

OFFICE



SALE PRICE

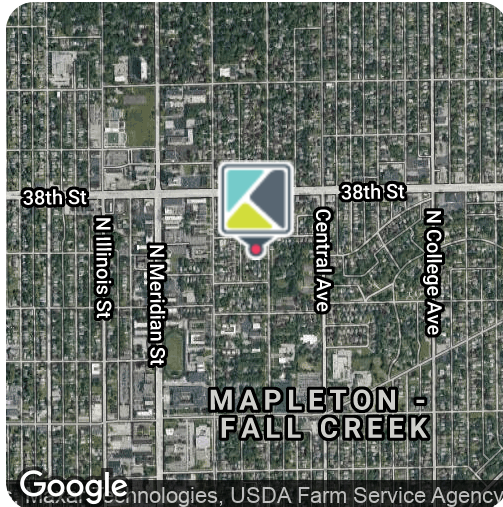
\$319,900

BUILDING SIZE

± 4,077 SF

LOT SIZE

± 0.20 ACRES



Located within Union Park Place in Indianapolis' Mapleton-Fall Creek community, this Federalist-style colonial office building is now for sale! This offering presents a terrific opportunity for office space with plenty of character in a quiet location. With the area's most popular and convenient thoroughfares nearby (Meridian Street, Fall Creek Parkway, Central Avenue, IndyGo routes, Monon Trail, and Fall Creek Trail), the list of amenities, including many restaurants, shopping destinations, and entertainment venues is expansive.

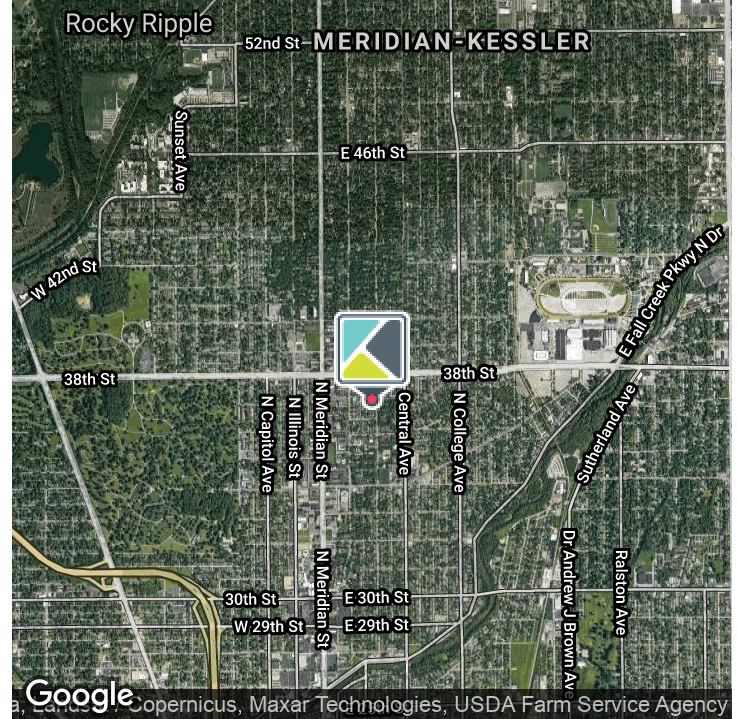
in #growIndiana

MITCH DONER
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OFFERING SUMMARY

Sale Price:	\$319,900
Building Size:	± 4,077 SF
Lot Size:	± 0.20 Acres
Price / SF:	\$78.46
Zoning:	D-3 (Dwelling District Three)
Year Built:	1925
Utilities:	All Public Utilities
Annual Taxes:	\$4,256.52 (2019 Payable 2020)
Building Style:	Federalist (Colonial)
Market:	Midtown
Submarket:	Mapleton-Fall Creek
Traffic Count:	33,928

PROPERTY HIGHLIGHTS

- ± 1,637 SF on First Floor, ± 1,210 SF on Second Floor, and ± 1,210 SF in Basement
- (9) Offices, (2) Conference Rooms, and (2) Storage Rooms
- (2) Full Bathrooms and (2) Half-Bathrooms
- Newer Slate Stone-Shingled Roof (Made to Last 100+ Years)
- Newer Mechanicals
- Asphalt-Paved Parking Lot with Space for (8) Passenger Vehicles
- Ground-Mounted Building Signage
- Has Been Utilized as Space for Advertising/Marketing Agency for 35+ Years; Great Office Space for Use by a Small Business in the Field of Accounting/Finance, Legal, Real Estate, Advertising/Marketing, Medical, and/or Technology

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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

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± 4,077 SF OFFICE BUILDING	
Address	3656 Washington Boulevard, Indianapolis, IN 46205-3560
Zoning	D-3 (Dwelling District Three)
Tax Parcel Number(s)	49-06-24-140-033.000-101 (1071243)
Building Size(s)	± 4,077 SF GBA (Generally 50' Wide x 42.50' Deep; ± 1,657.36 SF on First Floor, ± 1,209.88 SF on Second Floor, and ± 1,209.88 SF in Basement)
Lot Size(s)	± 0.20 Acres (± 8,745 SF; 66' Wide x 132.50' Deep)
Building Style(s)	(1) Two-Story Office Building with Full Basement (Nearly Full Footprint)
Construction Type(s)	Exterior Walls - Masonry-Style Brick; Interior Walls - Stick-Built with Mix of Stick-Built with Drywall (Painted), Wallpaper, Tile Backsplash, and Wood Paneling (Painted); Framing - Wood Frame Construction on Poured Concrete Foundation; Flooring - Mix of Wood Flooring, Commercial-Grade Carpet, Ceramic Tile, and Concrete Slab; Ceilings - Mix of Flat Drywall (Painted) Ceilings and Acoustical-Style Drop Ceiling (in Basement)
Foundation	Concrete Slab-on-Grade with Basement
Site Characteristics	Mostly Rectangular in Shape, Generally Level
Frontage	Approximately (66) Feet on Washington Boulevard
Roof Type(s)	Pitched Slate Stone-Shingled Roof (Replaced New Less Than Fifteen Years Ago) with Slightly-Pitched Asphalt-Shingled (Dimensional) Roof
HVAC Type(s)	Mix of Natural Gas-Forced Heat and Central Air Conditioning
Ceiling Height(s)	Clear Heights: First Floor - 7' 7" to 8' 6"; Second Floor - 7' 11" to 8'; Basement - 6' 11" to 7' 6"
Utilities	All Public Utilities
Year(s) Built	1925
Township	Center
Assessed Value	\$191,500.00 (2020)
Annual Taxes	\$4,256.52 (2019 Payable 2020)

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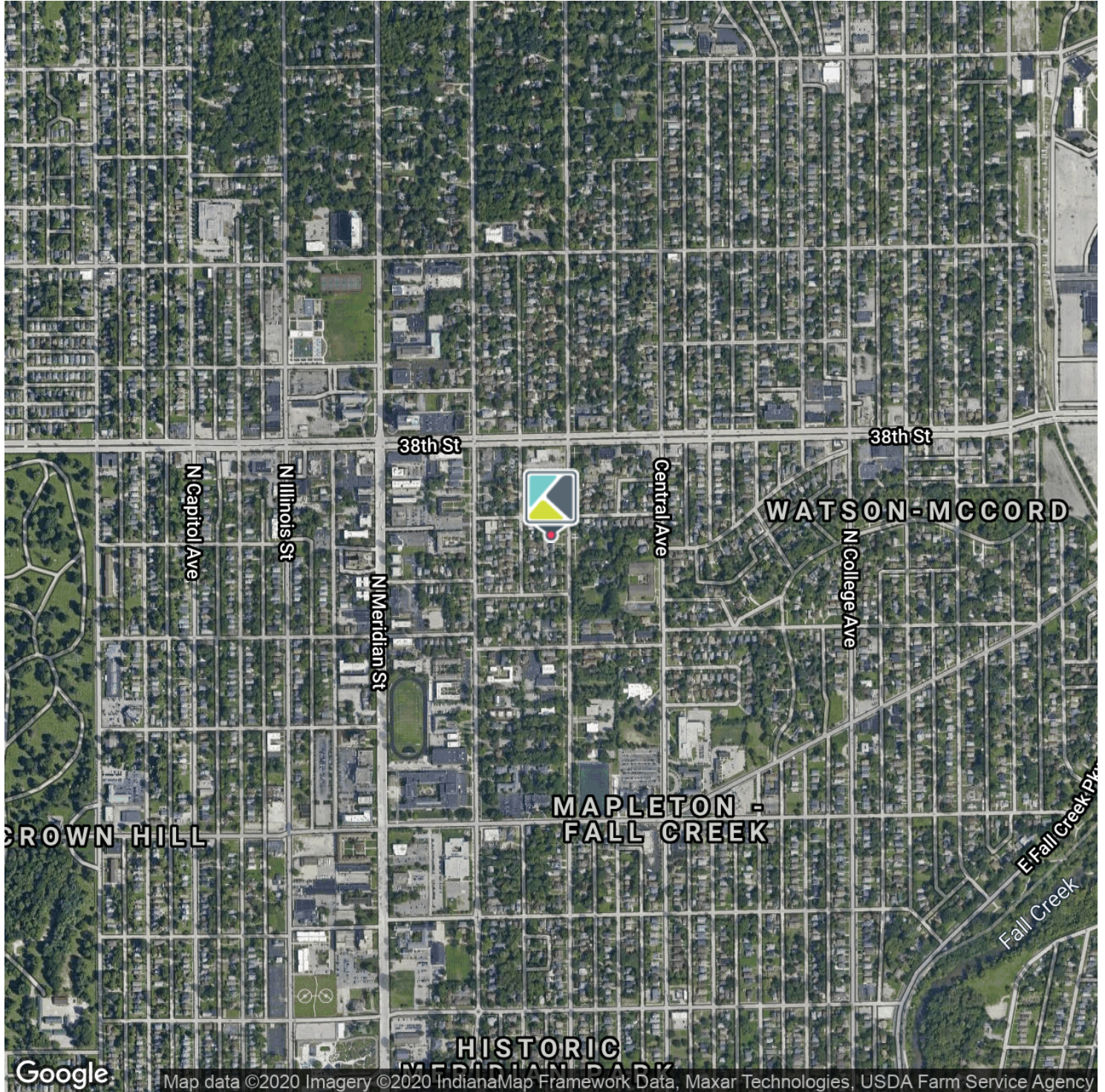
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Additional Information
Asphalt-Paved Parking Lot with Space for (8) Passenger Vehicles (Lot is Not Striped)
(2) Entrances/Exits to the Building ((1) on East Side and (1) on West Side)
(1) Curb Cut from Washington Boulevard
(1) Ground-Mounted Monument Sign
(2) Full Bathrooms and (2) Half-Bathrooms
(1) Unico System M-Series Blower Module Air Handler (Model #: M2430BL1-ST2; Serial #: 1905B376314; Situated in Attic; Serves Second Floor Space Only; Installed by Love Heating & Air on 06/24/2019) with Unico System M-Series Evaporator Coil (Model #: M2430CL-B; Serial #: 1904A373779)
(1) Carrier Natural Gas-Forced Air Furnace (Model #: 58PAV155-20; Serial #: 3294A19512; Manufactured: 08/1994; Power: Single-Phase, 115-Volt, 60-Hertz) with Carrier Upflow Indoor Evaporator Coil (Model #: CD5BXW042000AAAA; Serial #: 3394X47450) and GeneralAire Whole-Home Duct-Mounted Humidifier with Digital Humidistat
(1) Bryant Legacy Series 2.5-Ton (13 SEER) Single-Stage Roof-Mounted Condensing Unit (Model #: 113ANA030-BE; Serial #: 1313E07659; Installed by Love Heating & Air on 07/01/2019)
(1) Armstrong Ground-Mounted Condensing Unit (Model #: Unknown; Serial #: Unknown)
(1) Kenmore Power Miser 6 40-Gallon Electric Water Heater (Model #: 153.326462; Serial #: 1023J013664)
(1) Single-Phase, 3-Wire (Unknown Amperage, 120-/240-Volt) Main Panel
(1) Single-Phase, 3-Wire (125-Amp, 120-/240-Volt) Subpanel
Wired for Telecommunications
Integrated Honeywell Security Alarm System
Wood (Floor and Ceiling) Trim Featured Throughout
Mix of Fluorescent Tube Lighting (Standard & Recessed) and Incandescent Lighting (Standard, Track, and Recessed)

Room Measurements
First Floor:
• Entryway: 8' 1" Wide x 10' 1" Deep
• Office #1: 15' Wide x 11' 9" Deep
• Conference Room: 8' 5" Wide x 12' 4" Deep
• Executive Office: 15' Wide x 16' 3" Deep
• Conference Room in Executive Office: 8' 6" Wide x 10' 11" Deep
• Hallway: 4' 4" Wide x 12' 10" Deep
• Half-Bathroom: 3' 3" Wide x 5' 2" Deep
• Office #2: 14' 9" Wide x 12' 10" Deep
• Office #3: 13' 9" Wide x 7' Deep
• Office #4: 11' 3" Wide x 9' 8" Deep
• Office #5: 10' 4" Wide x 9' 11" Deep
• Common Area: 7' 11" Wide x 7' 2" Deep
Second Floor:
• Landing & Common Area: 3' 7" Wide x 20' 1" Deep
• Office #1: 14' 10" Wide x 12' Deep
• Office #2: 14' 10" Wide x 12' 9" Deep
• Office #3: 15' Wide x 13' Deep
• Office #4: 11' 7" Wide x 9' 8" Deep
• Full Bathroom #1: 8' 2" Wide x 7' 11" Deep
• Full Bathroom #2: 7' 10" Wide x 4' 11" Deep
Basement:
• Half-Bathroom: 4' 7" Wide x 3' 6" Deep
• Kitchen & Work Area: 11' 4" Wide x 19' 4" Deep
• Storage Room #1: 14' 6" Wide x 28' Deep
• Storage Room #2: 14' 6" Wide x 7' 9" Deep
• Mechanical Room: 8' 2" Wide x 18' 4" Deep
• Common Area: 8' Wide x 6' 9" Deep

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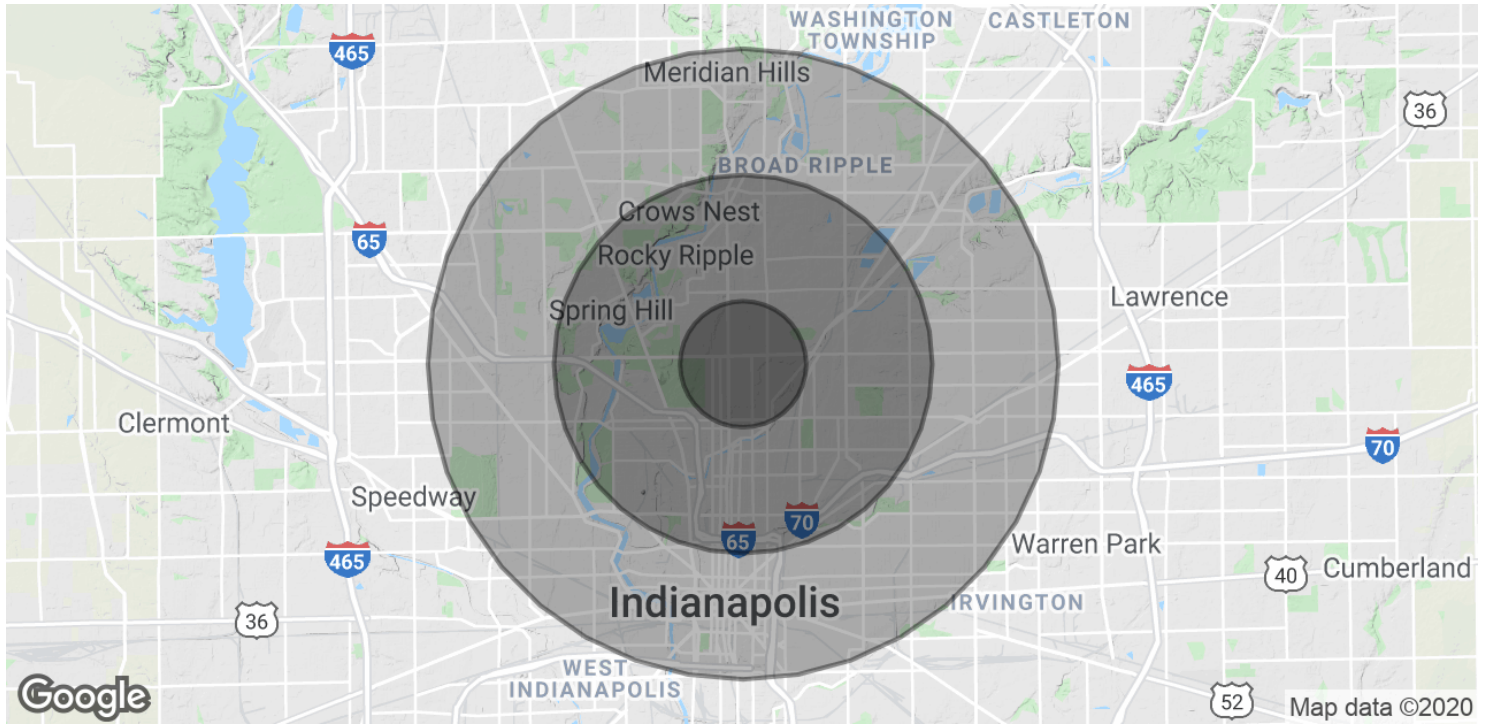
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[DRAWINGS](#)

[RELEVANT RECORDED DOCUMENTS](#)

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,392	100,884	249,635
Average age	35.5	33.3	34.1
Average age (Male)	34.1	31.5	32.6
Average age (Female)	36.6	35.0	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,377	42,945	103,131
# of persons per HH	2.4	2.3	2.4
Average HH income	\$47,111	\$55,457	\$55,111
Average house value	\$181,358	\$190,658	\$160,251

* Demographic data derived from 2010 US Census

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MITCH DONER

Vice President & Co-Director of Asset Resolutions

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IN #RB14048527

PROFESSIONAL BACKGROUND

Mitch specializes in asset resolution services as well as representing buyers, sellers, tenants, and landlords within office, retail, industrial, and land brokerage. Prior to joining RESOURCE, Mitch was a commercial real estate broker at a regionally-focused asset disposition service provider for nearly five years. Mitch sold many types of commercial real estate for regionally- and nationally-associated secured creditors spanning eight states in the Midwest ranging from multi-tenant retail centers, industrial warehouse facilities, office buildings, multi-family developments, development ground, religious facilities, bowling alleys, car washes, filling stations, and drive-through liquor stores. Prior to that, he worked in residential escrow at a title company, managed an IT consulting company, as well as was a graphics design artist for a collector car auction company. Mitch attended university at Indiana-Purdue Fort Wayne and Indiana-Purdue Indianapolis. He possesses a Managing Broker's license in the State of Indiana and a Broker's license in the State of Illinois.

MEMBERSHIPS

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