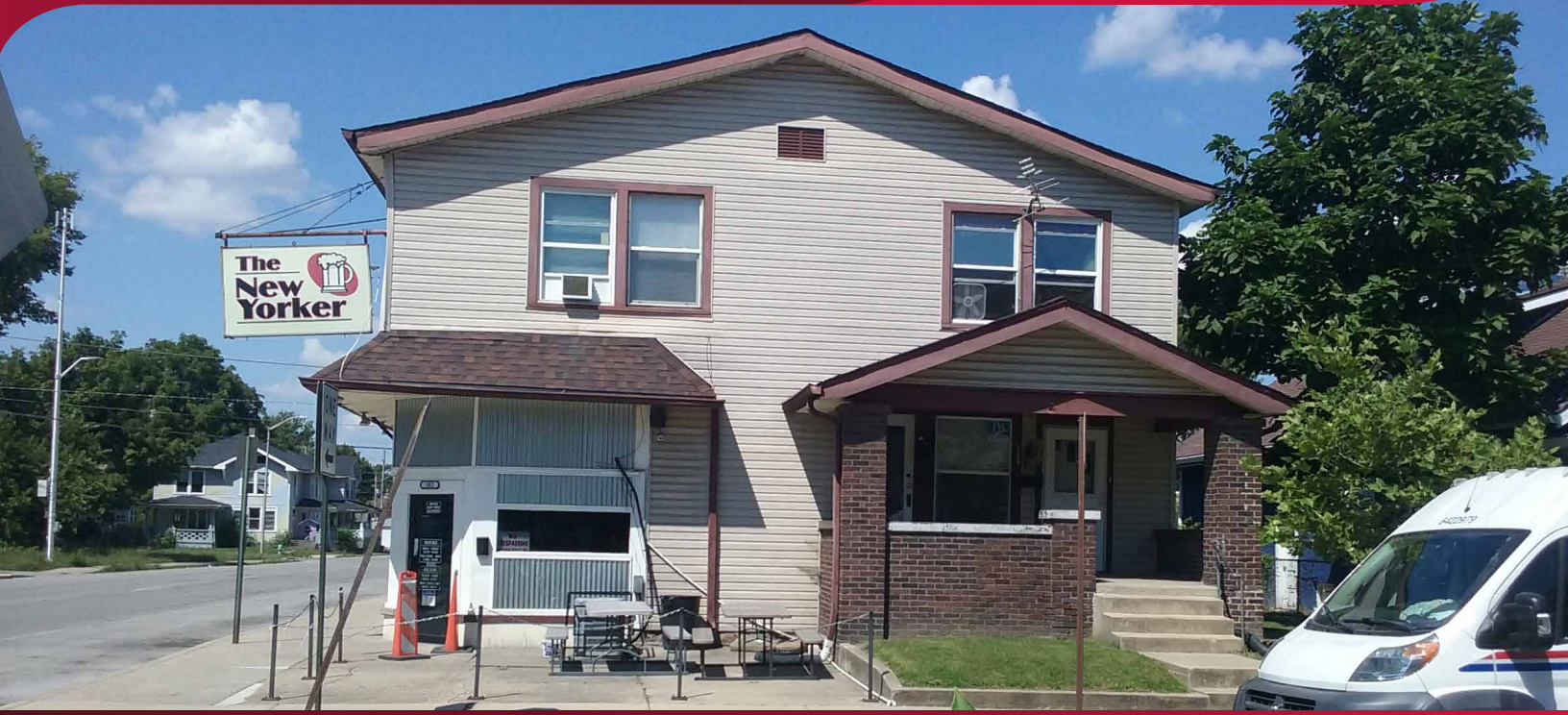


# FOR SALE MIXED USE INVESTMENT

302 N COLORADO AVE | INDIANAPOLIS, IN 46201



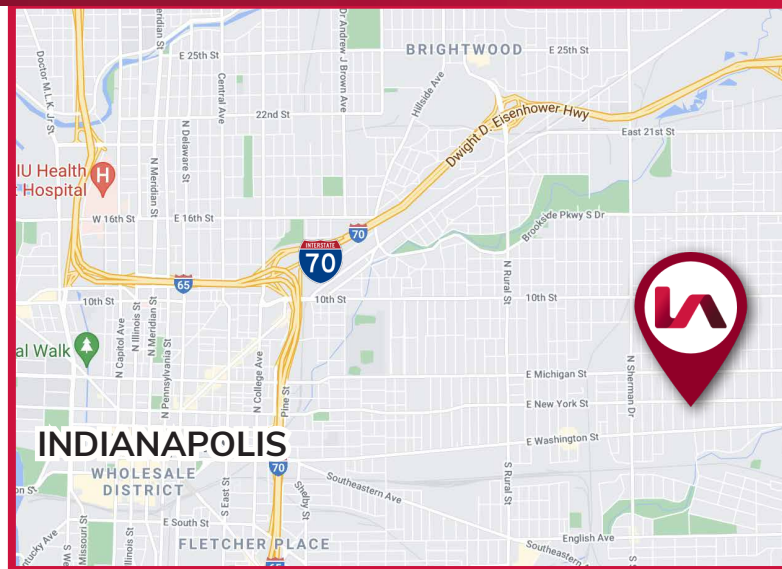
## LISTING DETAILS

**AVAILABLE SF:** 3,672  
**SALE PRICE/SF:** \$54.47 / SF MG  
**SALE PRICE:** \$200,000

- Nine Cap on 2020 Income and Expense
- Mixed use building in C-3 zoned area.
- Four units, one occupied by the New Yorker, an old time bar, and three apartment units.
- Rents for the apartments are \$150 weekly.
- Well maintained property, with upside as the neighborhoods to the east and west are significantly improving and headed to this section of New York Street.

## TRAFFIC COUNTS

**E New York Street:** 9,099 VPD



## 2021 DEMOGRAPHICS

	1-MILE	2-MILE	3-MILE
EST. POPULATION	18,379	58,140	104,097
AVG. HH INCOME	\$56,209	\$55,695	\$61,746
DAYTIME POP.	7,716	34,378	78,883

**FOR MORE INFORMATION** Bob Lindgren | D 317.218.1032 | [rlindgren@lee-associates.com](mailto:rlindgren@lee-associates.com)

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