

Indy Office & Business Center

3755 N Washington Blvd, Indianapolis, IN 46205



FOR SALE

MORGAN METCALF

Listing Broker – Merrill Property Group
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JOSIE LAVEY

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PROPERTY OVERVIEW

Located at 3755 N Washington Blvd, Indianapolis, this charming, fully renovated property offers 6,505 square feet of prime commercial space, perfect for a variety of uses. Built in 1920 and fully updated in 2019, the building features modern amenities while retaining its historic character. The property is zoned C1 and sits on a .56-acre lot with 30 secured parking spaces, providing convenient access for employees and clients. Centrally located, it offers easy access to downtown, the north side, and major interstates. With its prime location and well-maintained facilities, this is an ideal space for businesses looking to thrive in Indianapolis.

PROPERTY HIGHLIGHTS

- Minutes from Downtown Indianapolis and Easy Access to I-65, Keystone Ave, College Ave, and Meridian Street
- Beautiful Fireplaces, Leaded Glass Bookcases, Arched Doorways and Hardwood Floors, Beautiful Outdoor Patio, Balcony on 2nd Level with Downtown Views
- Main Floor Restrooms Plus 3 Full Bathrooms Upstairs
- Weddings, Conferences, Private Parties, Business Events, Arts Fairs, Women Ministries and More!
- Conference Center is +/- 1100 SF with Separate Access; Seats 58 with Tables and 80 Standing Room
- Private Gated Parking with 30 Spaces
- Kitchen has Dishwasher, Drinking Fountain, Sink, Commercial Coolers and Large Microwave
- Small Conference Room with Seating for 10-12 around Large Table
- Basement is Finished with Video Room and Offices

OFFERING SUMMARY

LIST PRICE: \$1,200,000

BUILDING SIZE: 6,505 SF

LOT SIZE: 0.56 Acres

ZONING: C1

YEAR BUILT: 1920, Renovated in 2019

TRAFFIC COUNT: 1,233 AADT

USES: Office, Event Space, currently used as Women's Business Center and Airbnb

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PHYSICAL AND OPERATIONAL ATTRIBUTES

- All New Windows in 2019
- Security System
- Property Insurance \$5,448/yr
- Trash & Lawn Maintenance \$1,758/yr
- Generates over \$110,000 Annually in Air BNB and Event Revenue - Which is Not the Full Time Business of Current Owner
- 3-200 Amp Eaton Electrical Panels, Hot Water Heater
- Washer & Dryer Hook-ups, and 4 HVAC Systems
- Real Estate Taxes \$9,714.36/2022
- Utilities Average \$620/mo
- Repairs & Maintenance in 2022/23 \$8,010
- Business Inventory Not Included but Negotiable
- Airbnb Marketed as Women's Only and has Attracted Traveling Business Executives, College Moms and Students, and Women Training in the Indy Area
- VIP CENTER for Business Women: VIP center for Business opened in 2019 and has hosted numerous workshops, events and conferences designed for women to build faith and grow in business. VIP stands for Visions in Progress and Angie Nuttle, Founder & CEO, looks forward to continuing Purple Life Ministries and leading women to be successful, entrepreneurial, inspired and filled with God's purpose!



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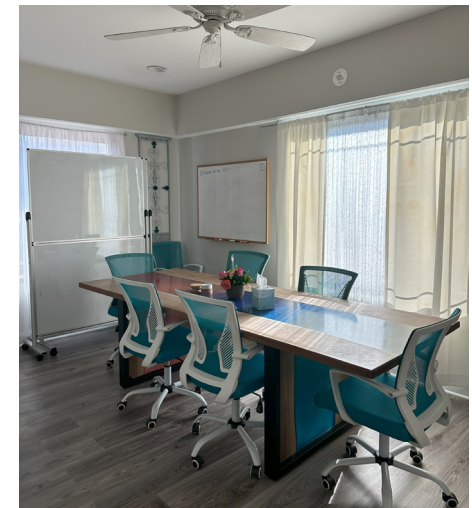
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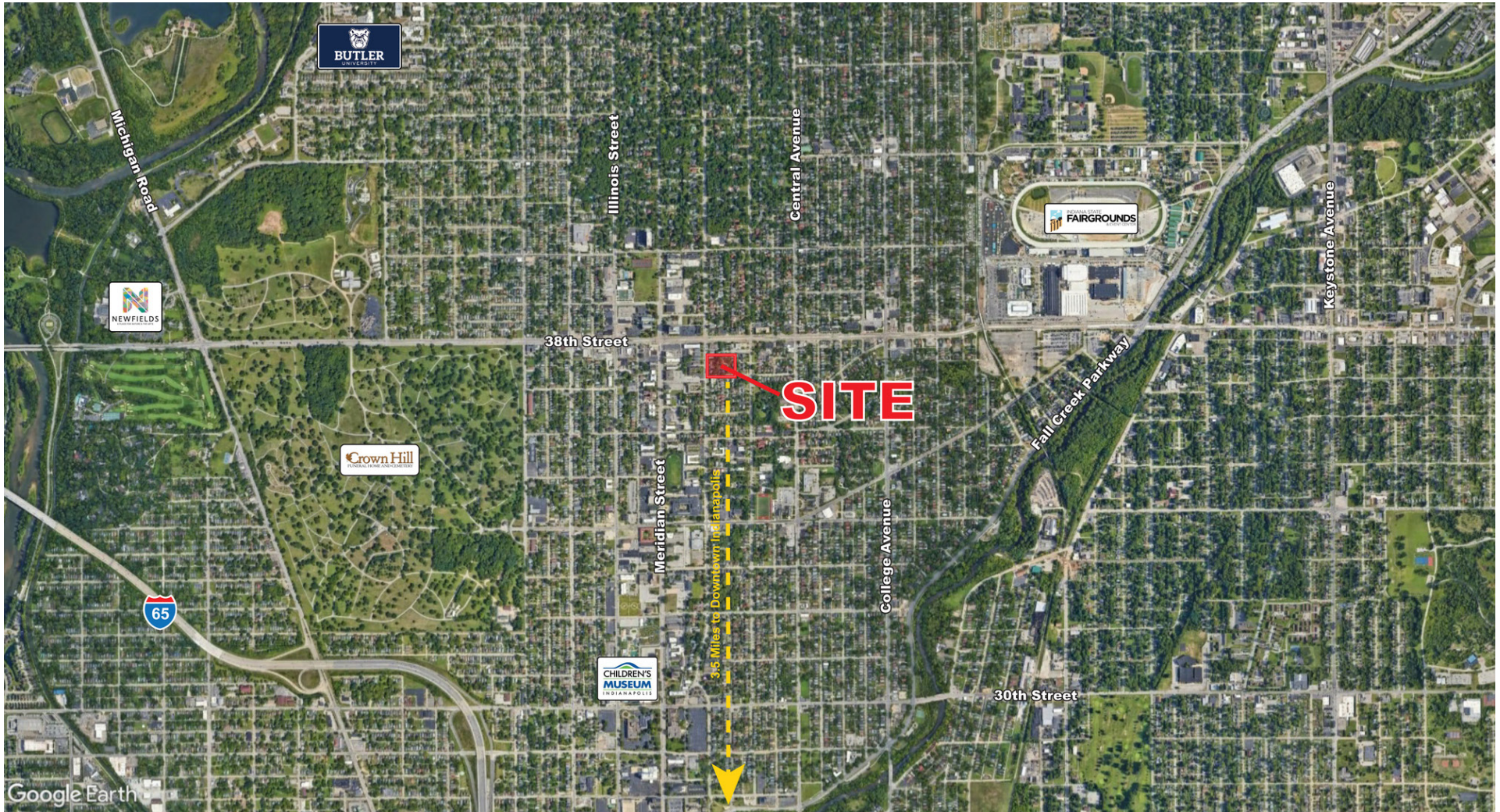
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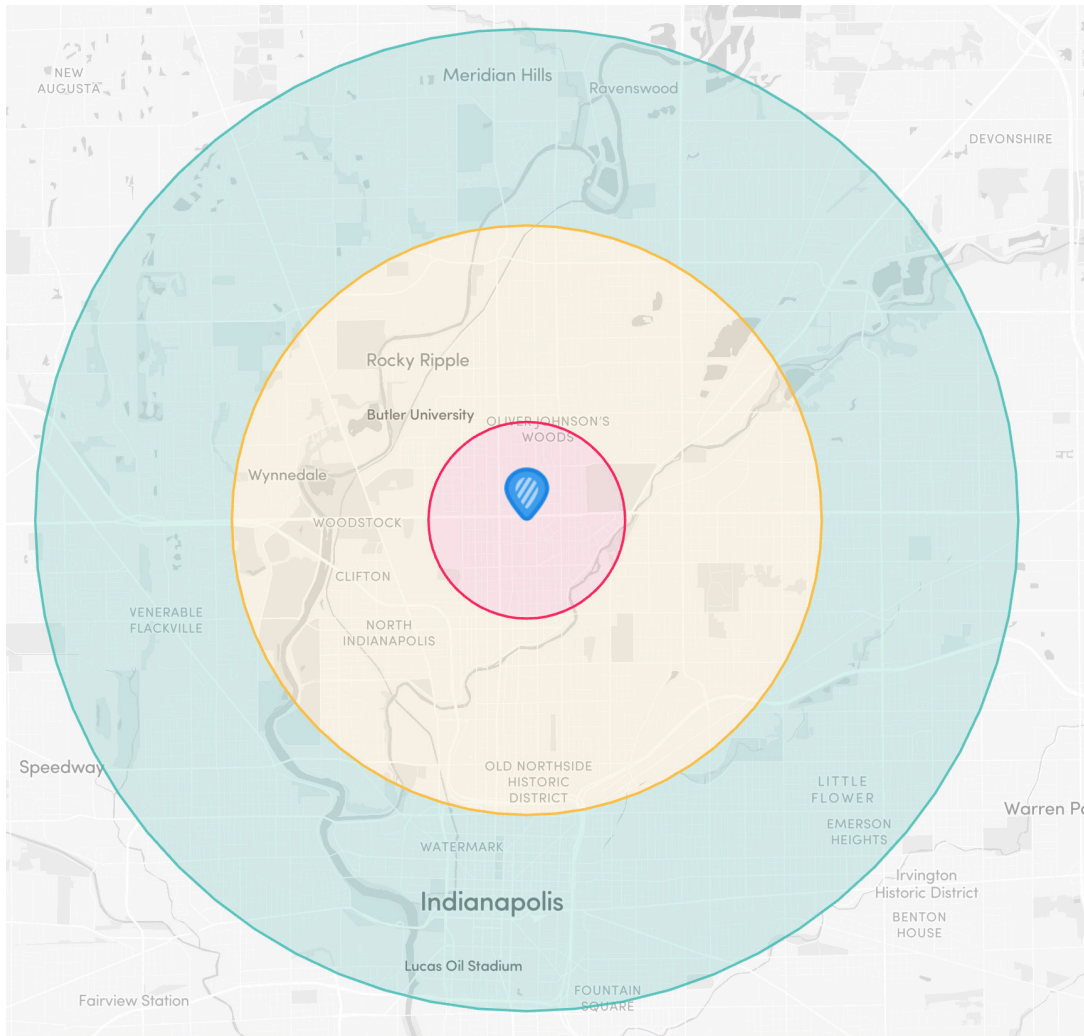
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	16,325	99,258	277,264
Workday Population	15,139	117,281	397,678

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,115	17,207	49,221
Ages 15-24	1,823	14,911	40,331
Ages 25-54	7,323	42,997	118,958
Ages 55-64	1,795	10,359	29,787
Ages 65+	2,269	13,783	38,967

Income	1 Mile	3 Miles	5 Miles
Median	\$68,127	\$71,589	\$66,344
< \$15,000	859	5,651	15,609
\$15,000-\$24,999	869	4,191	11,210
\$25,000-\$34,999	666	3,508	9,795
\$35,000-\$49,999	897	5,773	15,481
\$50,000-\$74,999	1,216	7,074	20,167
\$75,000-\$99,999	721	4,814	14,062
\$100,000-\$124,999	494	3,248	9,411
\$125,000-\$149,999	401	2,114	6,051
\$150,000-\$199,999	378	2,604	6,888
> \$200,000	804	4,761	10,632

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,662	50,680	137,017
Renter Occupied	3,982	23,056	64,183
Owner Occupied	3,323	20,681	55,124
Vacant	1,356	6,943	17,709

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