

Office Building For Sale – Business Relocating

JOHN MERRILL

Owner – Merrill Property Group

P: 317-590-3046

john@merrillpropertygroup.com



OFFERING SUMMARY

LIST PRICE: \$899,000

BUILT/RENOVATED: 2003/2021

BUILDING SIZE: 4,270 SF

LOT SIZE: 0.68 Acres

ZONING: C2

USES: Yoga/Pilates; Legal, Accounting, Mortgage Office; General Office

PROPERTY OVERVIEW

This well-maintained property is perfect for a small business owner/occupant! Situated on Patrick Place, the building has great access to I-74 and downtown Brownsburg. The building is currently used as a Yoga/Pilates/Massage studio. It has 8 private offices and a large open area for workout space. That space could easily be converted to additional offices or a conference room.

PROPERTY HIGHLIGHTS

- Zoned C-2 - General Construction
- Perfect for Owner/Occupant
- 8 private offices
- 4,270 SF
- Large area for conference room (or additional offices)
- Conveniently Located
- 40+ Parking Spaces

Brownsburg

660 Patrick Place, Brownsburg, IN 46112



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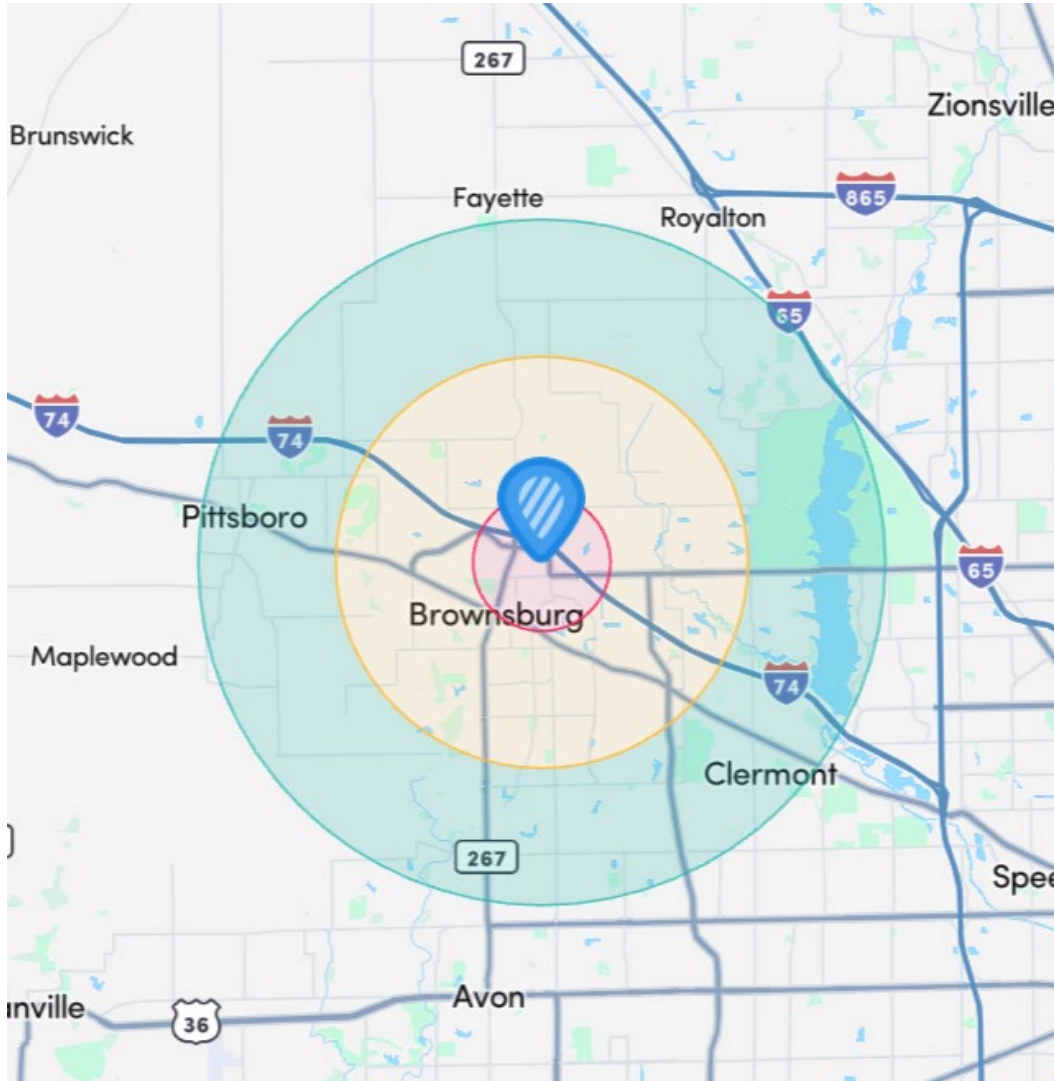
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DEMOGRAPHICS



Population	3 Miles	5 Miles
Male	20,053	38,949
Female	21,177	40,830
Total Population	41,230	79,779

Age	3 Miles	5 Miles
Ages 0-14	8,747	16,514
Ages 15-24	5,818	10,979
Ages 25-54	15,504	30,133
Ages 55-64	4,844	9,864
Ages 65+	6,315	12,290

Income	3 Miles	5 Miles
Median	\$123,700	\$119,700
< \$15,000	352	634
\$15,000-\$24,999	490	854
\$25,000-\$34,999	397	765
\$35,000-\$49,999	841	1,595
\$50,000-\$74,999	2,101	4,680
\$75,000-\$99,999	1,751	3,704
\$100,000-\$149,999	4,054	7,503
\$150,000-\$199,999	2,076	3,908
> \$200,000	2,726	5,219

Housing	3 Miles	5 Miles
Total Units	15,344	29,984
Occupied	14,788	28,862
Owner Occupied	11,798	23,226
Renter Occupied	2,990	5,636
Vacant	556	1,123

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