

## Properties for Sale

### 1 1230 Parkway Drive, Zionsville, IN 46077



Price	Price Not Disclosed	Property Notes
Building Size	3,962 SF	
Property Sub-type	Vehicle Related	
Broker Information	Seth Seaton (317) 353-1100	
Status	Active	

#### Property Description

Court Ordered Auction! Car Wash with real estate and all equipment being sold at absolute auction. Located at 1230 Parkway Drive Zionsville, IN 46077. This car wash has 2 automatic rollover bays and 4 self serve wand bays. The property has 3962 TSF under roof which includes a 554 SF back room, it has 6 vacuum stations on 3 islands.

### 2 75 N Main St, Zionsville, IN 46077



Price	\$1,699,000	Property Notes
Building Size	10,822 SF	
Property Sub-type	Free Standing Bldg	
Broker Information	Stacia Yeager (317) 997-1380	
Status	Active	

#### Property Description

The Sanctuary is a 10K/SF 19th Century church - turned gallery and restaurant by internationally renowned artist, Nancy Noel. 1860's era building was first Methodist Church in Zionsville. Noel, owner/occupant, has invested in excess of \$1M+ into restoration of building features; beamed ceilings, 24' double fireplace with antique inlays, 8' diameter chandelier, original stained glass windows, oak floors, commercial kitchen, 3 way liquor license, Victorian porch, operating bell tower, antique Victorian oak back bar, inlaid front bar, staircase to loft with fireplace, finished lower level, utilized for art gallery, office, storage, six on site parking and so much more.

### 3 106th Street & Main Street, Zionsville, IN 46077



Price	\$625,000	Property Notes
Lot Size	1 AC	
Property Sub-type	Retail (land)	
Broker Information	Beth Patterson (317) 663-6558	
Status	Active	

#### Lots

#	Price	Size	Price/Size	Description
	\$625,000	1 AC	\$625,000 /AC	

#### Property Description

One-acre outlot for sale and a 2,000 SF pad ground lease available in a prime Zionsville location. Join Bub' s Burgers, Confectioneireess Bakery, Endurance Fitness, RE/MAX, Village Cleaners, Sub Sixteen Deli, Wildcat Creek Outfitters, Peace Through Yoga and Teays River Investments in the South Village of Zionsville development. The center is located in south downtown Zionsville, Indiana, overlooking Eagle Creek. The historic district with boutique shops and restaurants are located just north of the site. In the Area Three miles south of the site is Park 100, the largest industrial office park in the state of Indiana, containing 18,000,000 SF, 400 companies and 8,000 employees. The adjacent land will provide hundreds of thousands of square feet of new office and industrial buildings. Lids' Corporate Headquarters, consisting of 150,000 SF, will employ 300 by 2015. FedEx SmartPost, consisting of 300,000 SF, will employ 200. RCI consists of 263,000 SF and employs 1,125.

### 4 11500 North Michigan Road, Zionsville, IN 46077



Price	\$2,969,999.96	Property Notes
Lot Size	3.30 AC	
Property Sub-type	Retail (land)	
Broker Information	Mike Napariu (317) 691-3628	
Status	Active	

#### Lots

#	Price	Size	Price/Size	Description
	\$2,969,999.96	3.30 AC	\$900,000 /AC	

#### Property Description

3.3 acres located directly on Michigan Road. Great Frontage

### 5 10601 Bennett Parkway, Zionsville, IN 46077



Price	\$625,000	Property Notes
Lot Size	2.50 AC	
Property Sub-type	Industrial (land)	
Broker Information	Mike Napariu (317) 691-3628	
Status	Active	

#### Lots

#	Price	Size	Price/Size	Description
	\$625,000	2.50 AC	\$250,000 /AC	

#### Property Description

Great property - zoned Medium Industrial. Fully useable acres

**6** 7845 S Indianapolis Rd, Zionsville, IN 46077



Price	\$219,000	Property Notes
Building Size	1,381 SF	
Property Sub-type	Flex Space	
Broker Information	Elizabeth Harting (317) 242-8347	
Status	Active	

**Property Description**

Great opportunity right by I - 65 in Zionsville! There are many possibilities with this property! A house is already located on the land that can turn into an office. Currently zoned ZO11. Located across from a subdivision that is expanding! Easy access being on a main road (Indianapolis Rd). Check it out and expand your business!

**7** 101 S US 421, 10001 E SR 32, Zionsville, IN 46077



Price	\$3,696,000	Property Notes
Lot Size	132 AC	
Property Sub-type	Residential (land)	
Broker Information	Craig Kaiser (317) 843-8446	
Status	Active	

**Lots**

#	Price	Size	Price/Size	Description
	\$3,696,000	132 AC	\$28,000 /AC	

**Property Description**

Over 130 acres in Zionsville with high visibility on both US 421 and State Road 32. Two separate parcels totally approximately 132 acres. Wooded area with picturesque meandering creek. Flood plain follows creek area. Well and septic required. Not divisible. 113 tillable acres cash rent.

**8** 10620 Zionsville Road, Zionsville, IN 46077



Price	Price Not Disclosed	Property Notes
Building Size	40,000 SF	
Property Sub-type	Office-R&D	
Broker Information	Paul Kite (317) 590-1026	
Status	Active	

**Property Description**

Creekside Corporate Park at Zionsville is a "conservation" office park where corporate headquarters and office buildings will be built amongst beautiful ravines and woodlands. With 38% of property being preserved as woodlands, this office park is serious about creating a setting unlike any other in the Indianapolis region. The predominant portion of the land purchased by the RDC, now known as Creekside Corporate Park at Zionsville, includes 66 acres on the north side of 106th Street with 41 developable acres and 25 acres maintained as green space and passive recreation making this development very unique compared to other office parks.

9 11638 N Michigan Rd, Zionsville, IN 46077



Price \$325,000 Property Notes  
 Lot Size 0.43 AC  
 Property Sub-type Residential (land)  
 Broker Information Bryan Chandler  
 (317) 614-9400  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
	\$325,000	0.43 AC	\$755,813.94 /AC	

**Property Description**

0.43 acres. Zone3d R-SF-2 (Light Commercial Potential).

10 11602 N Michigan Rd, Zionsville, IN 46077



Price \$675,000 Property Notes  
 Lot Size 1.29 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information Bryan Chandler  
 (317) 614-9400  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
	\$675,000	1.29 AC	\$523,255.83 /AC	

**Property Description**

1.29 Acres, Zoned B-1.

11 11870 Sandy Drive, Zionsville, IN 46077



Price \$892,999.99 Property Notes  
 Lot Size 3.80 AC  
 Property Sub-type Office (land)  
 Broker Information Tammy Kelly  
 (317) 358-6656  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
	\$892,999.99	3.80 AC	\$235,000 /AC	Highly visible location.

**Property Description**

Four parcels partially wooded, totaling approximately 3.8 acres on east side of Michigan Road. Three parcels zoned B-1, one zoned R-2 within the Michigan Rd Overlay. 300' frontage on Michigan Road. Excellent location.

12 1455 W Oak Street, Zionsville, IN 46077



Price \$2,300,000  
 Building Size 11,000 SF  
 Property Sub-type Office Building  
 Broker Information Tammy Kelly  
 (317) 358-6656  
 Status Active

Property Notes

**Property Description**

2.33 Acres just off the southwest corner of SR 334 ((W. Oak Street) & Ford Rd. 11,000 SF Office Building, multiple possibilities include expansion or redevelopment. Please contact listing broker for additional information.

13 6101 Morton Road, Zionsville, IN 46077



Price \$333,300 - 2,154,900.07  
 Lot Size 2.02 - 13.06 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information Tammy Kelly  
 (317) 358-6656  
 Status Active

Property Notes

**Lots**

#	Price	Size	Price/Size	Description
6101	\$806,849.98	4.89 AC	\$165,000 /AC	Currently has 1810 SF house with swimming pool and stable. Could be purchased as one single 4.89 acre parcel or with contiguous parcels up to 13.06 acres.
6065	\$508,199.99	3.08 AC	\$165,000 /AC	Currently has 1670 SF house with stable. Could be purchased as one single 3.08 acre parcel or with contiguous parcels up to 13.06 acres
6055	\$333,300	2.02 AC	\$165,000 /AC	Currently has 1644 SF house with utility shed. Could be purchased as one single 2.02 acre parcel or with contiguous parcels up to 13.06 acres
6001	\$506,549.99	3.07 AC	\$165,000 /AC	Currently has 2410 SF house with barn. Could be purchased as one single 3.07 acre parcel or with contiguous parcels up to 13.06 acres.
1-4	\$2,154,900.07	13.06 AC	\$165,000 /AC	

**Property Description**

4 separate contiguous parcels totaling 13.06 acres currently zoned residential, surrounded by commercial. Can be purchased individually or together. Excellent location nestled behind new Westhaven apartment complex on north side of SR 334. Potential uses, upon rezone approval, include office park, assisted living, medical office.

**14 146th Street and Michigan Road, Zionsville, IN 46077**

Price	Price Not Disclosed	Property Notes
Lot Size	54 AC	
Property Sub-type	Retail (land)	
Broker Information	Beth Patterson (317) 663-6558	
Status	Active	

**Lots**

#	Price	Size	Price/Size	Description
		54 AC		

**Property Description**

Located at State Road 421 (Michigan Road) and 146th Street, this proposed, fully zoned 54 acre, 264,000 SF retail and office development will provide shopping and dining opportunities as well as convenient medical services for this affluent area west of Indianapolis. Expansion of 146th Street is underway. It is a major artery which at completion, will connect Ronald Reagan Parkway from Hendricks County north and east to I-69.

**15 91 S Main Street, Zionsville, IN 46077**

Price	\$2,000,000	Property Notes
Building Size	14,000 SF	
Property Sub-type	Free Standing Bldg	
Broker Information	Tammy Kelly (317) 358-6656	
Status	Active	

**Property Description**

Well built 3 story building on Main Street in Zionsville. Stamped tin ceilings, walk out 2nd floor porch, raised paneled oak walls, leaded glass windows. First floor 10 ft ceiling & 2nd fl 11 ft ceiling. Elevator, 13 off street parking spaces including 3 car garage, 1 BR apartment on upper level, possibilities are endless. Please contact listing broker for full marketing brochure.

**16 11707 N Michigan Road, Zionsville, IN 46077**

Price	\$2,300,000	Property Notes
Building Size	14,464 SF	
Property Sub-type	Office Building	
Broker Information	Tammy Kelly (317) 358-6656	
Status	Active	

**Property Description**

Two level office building with elevator in excellent location in Zionsville. Recently renovated, new landscaping. Park at your door convenience, full commercial kitchen, large rear outside deck, Monument sign on Michigan Road, minutes to Zionsville Village and convenient access to I-465. Seller would consider leaseback of lower level. Main level also available for lease only.

17 7629 W Stonegate Drive, Zionsville, IN 46077



Price	\$1,500,000	Property Notes
Building Size	12,685 SF	
No. Units	3	
Property Sub-type	Duplex/Triplex/Fourplex	
Broker Information	Jacque Haynes, CCIM (317) 639-0440	
Status	Active	

**Property Description**

Mixed use 2 story building with full basement. 3 beautiful apartments upstairs ranging from 951 SF - 1,261 SF. 2 units have attached garages. The apartments are over a main floor with 4,700 SF fully equipped restaurant and retail store plus a fully finished basement utilized as a full bar with catering and banquet room! All floors accessed with elevator, fully sprinkled, and excellent custom built appointments! Kitchens have granite counters and cherry wood cabinets, built-ins in the closets, 2 baths, laundry hook ups, and private secured access with intercom service. The restaurant is currently operated by the Sellers and all equipment is included - furnishings are negotiable.

18 12036 N. Michigan Rd., Zionsville, IN 46077



Price	\$575,000	Property Notes
Building Size	2,805 SF	
Property Sub-type	Office Building	
Broker Information	Bob Lindgren (317) 844-2700 Ext: 302	
Status	Active	

**Property Description**

Highly visible office building available for sale. 2,805 SF main building with four outbuildings for a total of 5,161 SF. Three curb cuts. Zoned B-1 in Michigan Road Overlay Zone.

19 7629 W Stonegate Drive, Zionsville, IN 46077



Price	\$1,500,000	Property Notes
Building Size	12,685 SF	
Property Sub-type	Restaurant	
Broker Information	Jacque Haynes, CCIM (317) 639-0440	
Status	Active	

**Property Description**

12,685 SF (gross) mixed use retail, restaurant and multifamily investment property. First Floor has 2,518 SF fully fixtured restaurant space plus 1,092 SF retail space adjacent. Basement is fully furnished and fixture bar and catering facility with 2,405 SF plus additional storage. Ideal for restaurant operator who is looking for additional rental income. Fully equipped restaurant with retail space on ground floor plus full bar and banquet facility in basement. Restaurant is being operated by Seller. Access via elevator and / or dumb waiter. Beautiful one of a kind antique fixtures. Excellent condition! Apartments are generating annual income and are fully leased. At \$118.25 / sf - priced well below replacement cost!

20 14600 North Michigan Road, Zionsville, IN 46077



Price \$2,600,000 Property Notes  
 Lot Size 12.60 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information Rose Feeney  
 (317) 237-2900 Ext: 350  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
	\$2,600,000	12.60 AC	\$206,349.20 /AC	

**Property Description**

Nearly 13 Acres located on the NE Corner of 146th and Michigan Road, Zionsville, Indiana. Commercial Zoning.

21 SR 334 & I-65, Zionsville, IN 46077



Price \$190,000 - 2,143,999.94 Property Notes  
 Lot Size 1 - 13.40 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information Bo Leffel  
 (317) 639-0441  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
A	\$2,058,000.04	3.92 AC	\$525,000 /AC	
B	\$1,196,250.04	1.45 AC	\$825,000 /AC	
C	\$1,600,500.05	1.94 AC	\$825,000 /AC	
N	\$935,150.02	3.17 AC	\$295,000 /AC	
O	\$538,999.99	3.08 AC	\$175,000 /AC	
400 So.1	\$2,143,999.94	13.40 AC	\$160,000 /AC	
400 So.2	\$190,000	1 AC	\$190,000 /AC	

**Property Description**

Retail outlet within a mixed-use community including power center, the #1 CVS in its region, Lowe's, St. Vincent, hotels, residential, and over 1 million square feet of businesses.



22 SR 334 and I-65, Zionsville, IN 46077



Price \$462,000.02 - 1,617,000.03 Property Notes  
 Lot Size 0 - 2.18 AC  
 Property Sub-type Retail-Pad (land)  
 Broker Information Jacque Haynes, CCIM  
 (317) 639-0440  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
E-2	\$817,500.03	2.18 AC	\$375,000 /AC	E-1 / 40 Acres - Sale Pending E-2 / 2.18 Acres - \$375,000 E-3 / 1.32 Acres \$350,000 E-4 / 7.46 Acres -Sale Pending
F	\$816,750.01	0.99 AC	\$825,000 /AC	
I	\$1,617,000.03	1.96 AC	\$825,000 /AC	
K	\$725,000	1.65 AC	\$439,393.95 /AC	
Q	\$975,000	0 AC	\$15,906,741,118.51 /AC	
R	\$825,000	0 AC	\$20,653,448,162.66 /AC	
	\$462,000.02	1.32 AC	\$350,000 /AC	E-1 / 40 Acres - Sale Pending E-2 / 2.18 Acres - \$375,000 E-3 / 1.32 Acres \$350,000 E-4 / 7.46 Acres -Sale Pending

**Property Description**

Retail outlet within a mixed-use community including power center, the #1 CVS in its region, Lowe's, St. Vincent, hotels, residential, and over 2 million square feet of businesses.

23 405 South 4th Street, Zionsville, IN 46077



Price \$350,000 Property Notes  
 Lot Size 12 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information Bo Leffel  
 (317) 639-0441  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
1	\$350,000	12 AC	\$29,166.67 /AC	

**Property Description**

± 12 acre trailer park in downtown Zionsville. Partially wooded with some flood plain.

24 SR 334 & West Stonegate Drive, Zionsville, IN 46077



Price \$113,600 - 118,400 Property Notes  
 Lot Size 0.71 - 0.74 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information Bo Leffel  
 (317) 639-0441  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
106	\$118,400	0.74 AC	\$160,000 /AC	
107	\$113,600	0.71 AC	\$160,000 /AC	

**Property Description**

Professional Business lots in Stonegate Subdivision. Zoning permits office and/or some retail. Easy I-65 access, lots from 25,000 SF to 89,000 SF.

25 SR 334 & Stonegate Drive, Zionsville, IN 46077



Price \$1,075,000.05 Property Notes  
 Lot Size 8.60 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information Bo Leffel  
 (317) 639-0441  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
1	\$1,075,000.05	8.60 AC	\$125,000 /AC	

**Property Description**

8.6 acres zoned PB & R3 in Stonegate Subdivision in Zionsville, Indiana. Over 500' of frontage on State Road 334. PB permits 20 units/acre or office/retail.

26 106th Street & Bennett Parkway, Zionsville, IN 46077



Price \$500,000 Property Notes  
 Lot Size 1.98 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information Jim Fasone  
 (317) 261-2112  
 Status Active

**Lots**

#	Price	Size	Price/Size	Description
	\$500,000	1.98 AC	\$252,525.25 /AC	

**Property Description**

Ideal site for office / flex building Fully entitled and permit ready Great visibility from 106th Street Traffic Count: 24,640 vehicles per day