

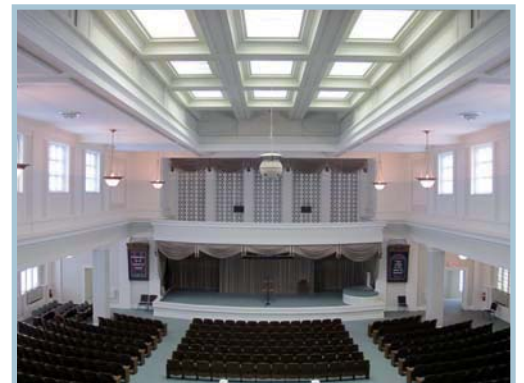
BUILDING FOR SALE

1201 N Delaware Street

Indianapolis IN 46202



- Located blocks away from Central Business District / Monument Circle
- Close proximity to I-65 & I-70 with great access
- ± 34,000 SF building with existing 1,200 seat auditorium
- Exterior signage possible
- Additional lot included (.8953 acres per Assessor)
- Unbelievable historic character & attention to detail
- Ample parking via on-site, street, and neighboring 3rd party surface lot
- Available for sale: \$2,895,000



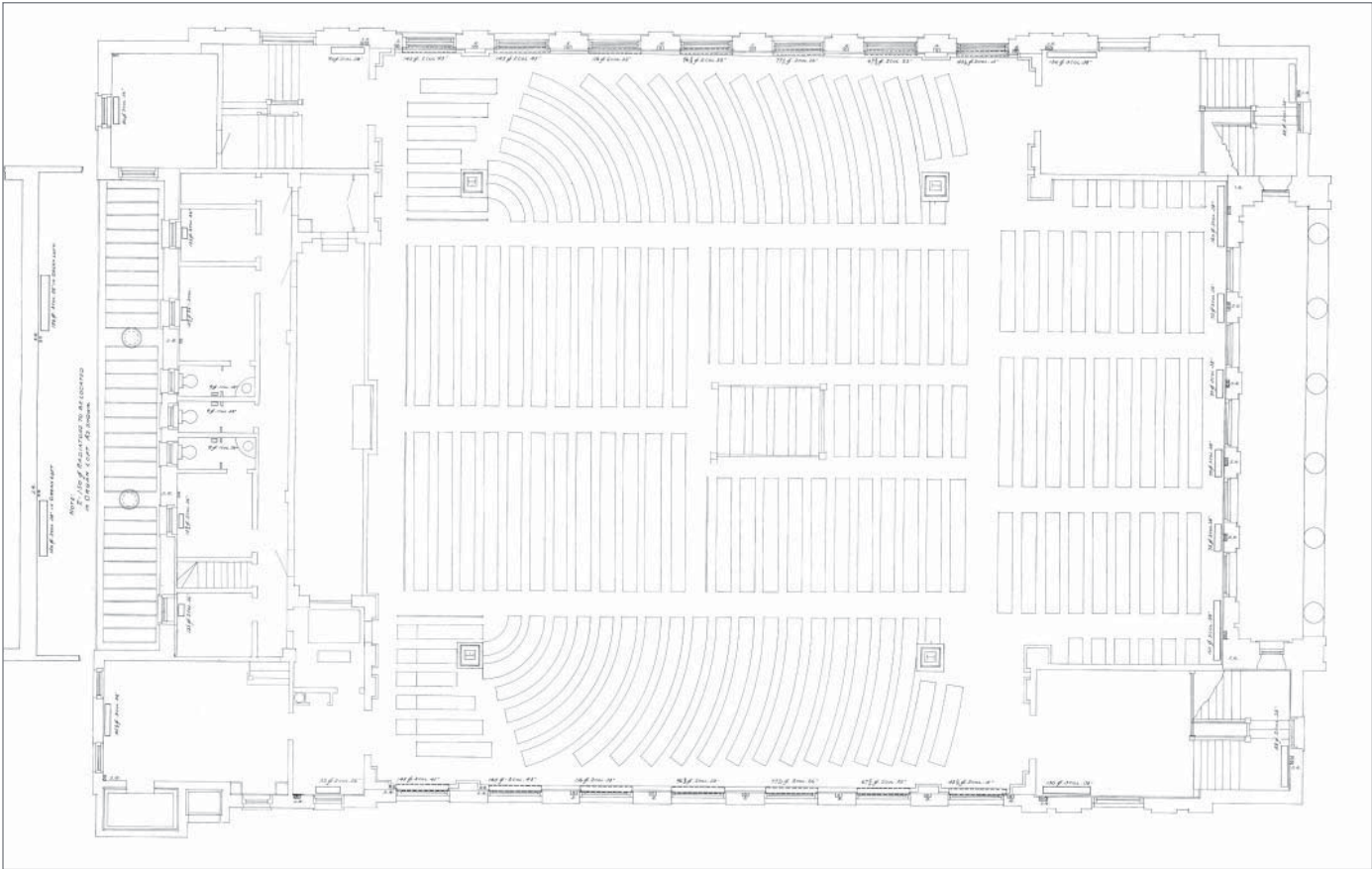
Rich Forslund
rforslund@SummitRealtyGroup.com
317.713.2172

Matt Langfeldt
mlangfeldt@SummitRealtyGroup.com
317.713.2173



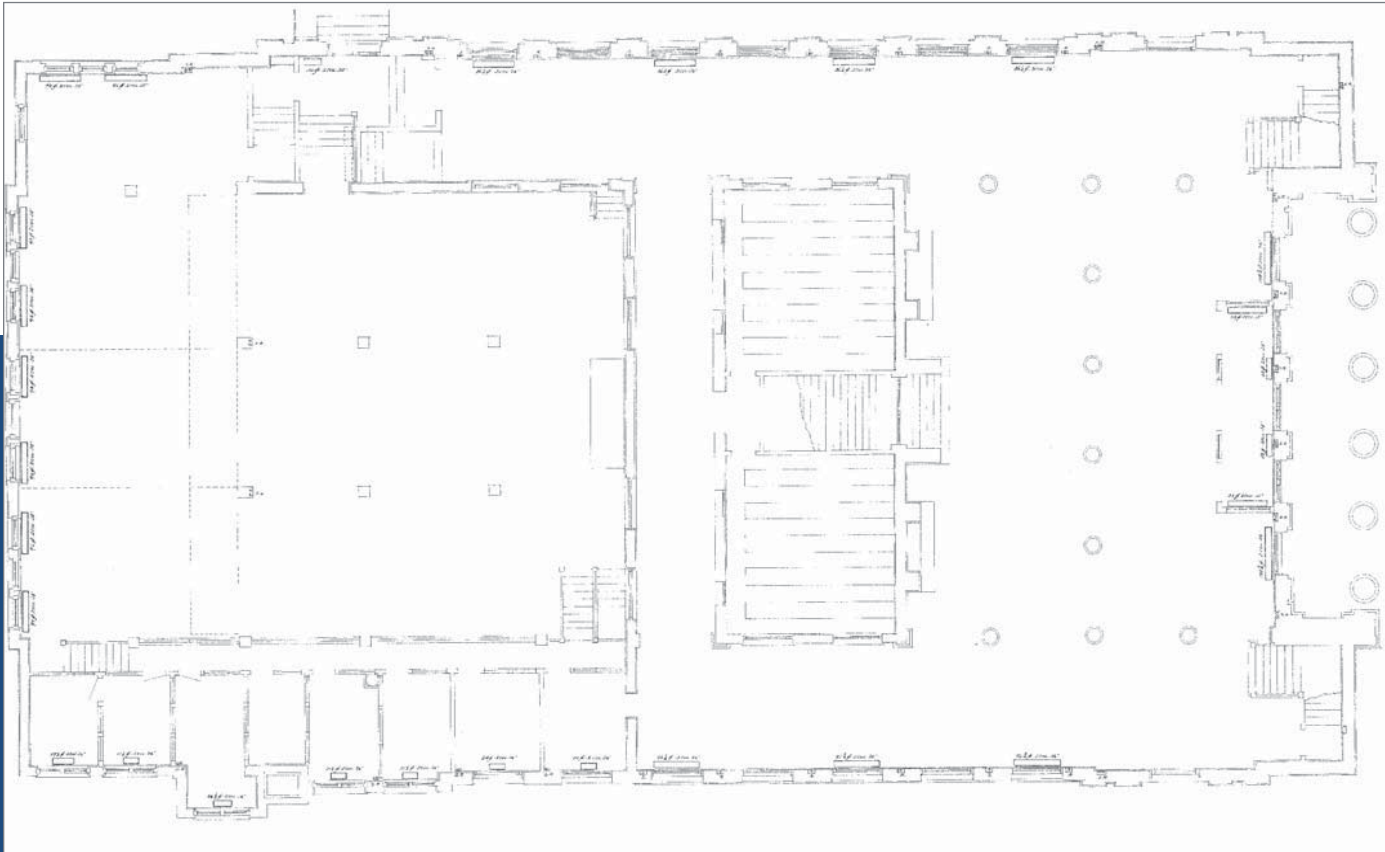
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AUDITORIUM



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North

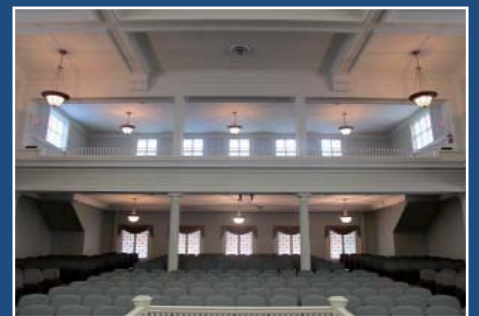
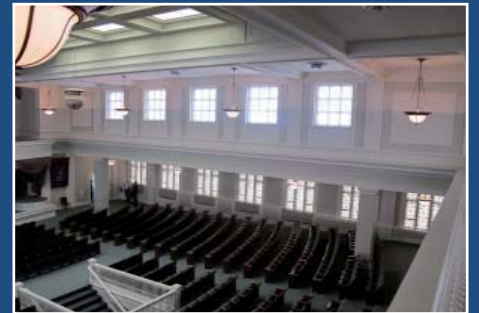
FOYER



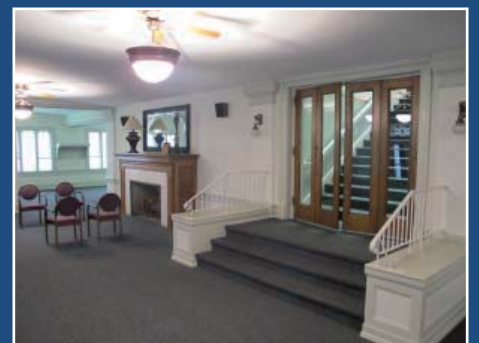
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North

Property Information

Total Building Area	33,931 SF (Per Assessor) / 1,521 SF (Storage Bldg)
Site Size with Lot	1.7906 Acres (Per Assessor)
Year Built	1912 / Auditorium renovated in 1995
Parking	33 spaces controlled, abundant in close proximity
Type of Construction	Limestone facade
Roof	Goodyear rubber membrane new in 2006 / 2007
Ceiling Height	Varying throughout, 25' - 29' in Auditorium
HVAC	Open Loop Geothermal System / 12 zones
Zoning	Building - SU1, Ground - D8
Traffic Count	I-65 = ±155,890 / Delaware Street = ±13,496 cars a day
Sale Price	\$2,895,000



BEAUTIFUL EXTERIOR DETAIL





www.SummitRealtyGroup.com

241 Pennsylvania St, Suite 300, Indianapolis, IN 46204

For more information, please contact:

Rich Forslund

rforslund@SummitRealtyGroup.com

317.713.2172

Matt Langfeldt

mlangfeldt@SummitRealtyGroup.com

317.713.2173



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