

COMMERCIAL PROPERTY FOR SALE



6004 S. EAST STREET
INDIANAPOLIS, INDIANA 46227

\$585,000

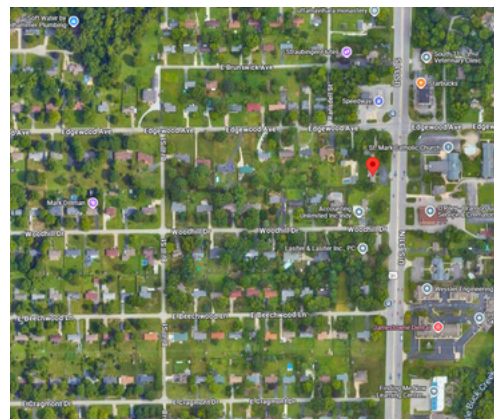
Prime Southside Commercial Opportunity

6004 S East Street offers a rare chance to own a versatile freestanding commercial building along one of Indianapolis's most traveled corridors. Just south of I-465, the property provides outstanding visibility, easy access, and strong daily traffic. The 1,680 SF single-story building sits on nearly a half-acre with on-site parking and prominent signage. Its flexible layout suits a range of uses—medical, professional office, or service-oriented retail—making it ideal for an owner-user or investor seeking a well-located, high-exposure asset in a thriving corridor. Offered at \$585,000, this property delivers both stability and presence in a prime southside location.

Price: \$585,000

Building Size: 1,680 SF

Lot Size: 0.48 acre



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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High Visibility & Strong Traffic Counts

- Freestanding building on S East Street just south of I-465
- Prominent signage and excellent roadway presence
- High-traffic corridor with approx. 25,000+ vehicles/day

Surrounded by Commercial Properties & Growing Community

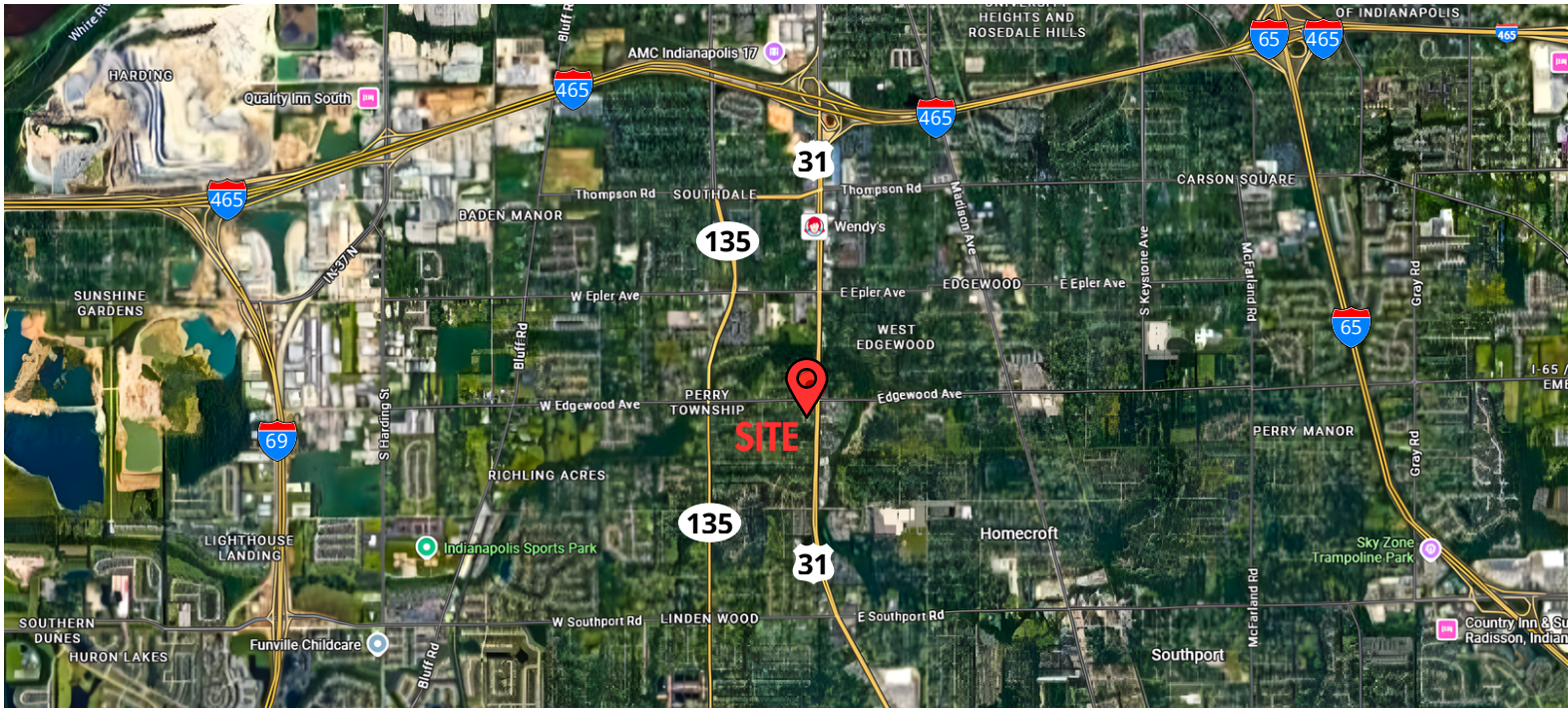
- Located in a thriving southside trade area with retail, medical, and service businesses
- Nearby tenants include established national and regional brands
- Dense residential neighborhoods provide a strong, local customer base

Owner-User / Investor Opportunity

- 1,680 SF single-story building on ~0.48-acre lot
- On-site parking for ~10 vehicles
- Offered at \$585,000 — ideal for immediate occupancy or stable income potential

Use & Flexibility

- Perfect for professional office, service business, or specialty retail
- Single-story layout simplifies operations and build-out
- Signage and high visibility enhance marketing and walk-in traffic



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