



1901 W KILGORE AVE.
MUNCIE, INDIANA 47304

FOR SALE: \$400,000

PROPERTY OVERVIEW

1901 W Kilgore Ave is a prime commercial property located in Muncie, offering a unique opportunity for investors, owner-occupants, or mixed-use operators. This 6,982 SF single-story building sits on a 0.43-acre lot and features a versatile layout that includes open warehouse space and functional retail or office areas. Built in 1964 and zoned II – Intense Industrial, the property includes grade-level doors, modern utilities, and ample on-site parking, making it suitable for a wide range of business operations. With high visibility on a busy Muncie corridor, this property provides both convenience and excellent exposure for any business.



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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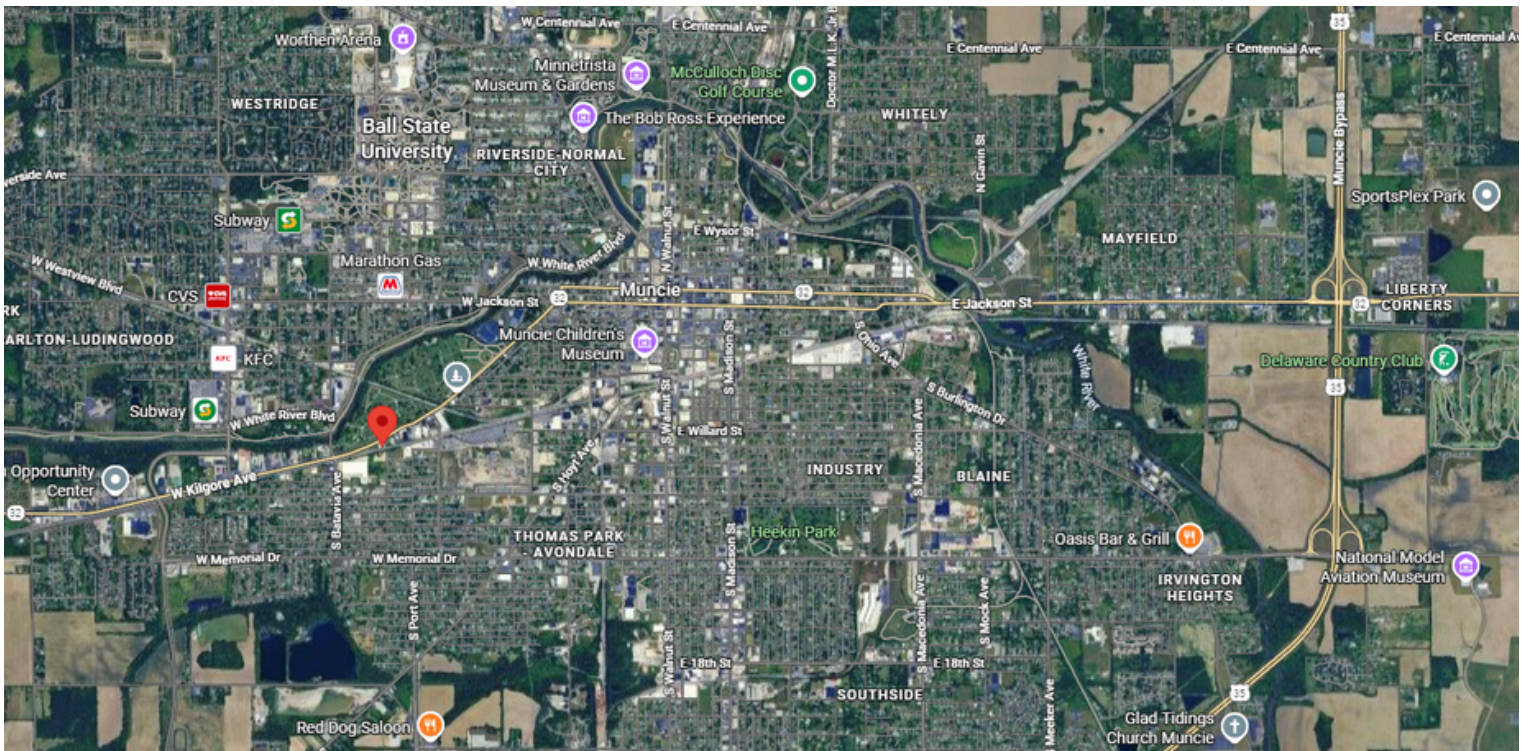


PROPERTY HIGHLIGHTS

- **Versatile Space:** Warehouse, retail, or mixed-use potential
- **Investment Opportunity:** Single-tenant property or flexible owner-occupancy
- **High Visibility:** Located on a busy Muncie corridor
- **Ample Parking:** On-site for employees and customers
- **Turnkey Condition:** Well-maintained structure with modern utilities
- **Zoning Flexibility:** II - Intense Industrial allows a range of uses including retail, showroom, office and more.

LOCATION OVERVIEW

1901 W Kilgore Ave is ideally situated in a high-traffic area of Muncie, offering convenient access to IN-32 and other major routes, making it easily accessible for employees, clients, and deliveries. The property is close to a variety of restaurants, retail centers, and service businesses, as well as Ball State University and downtown Muncie. Its location provides excellent exposure and connectivity, making it an attractive site for a wide range of commercial, or mixed-use operations.



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