

FOR SALE

RETAIL / OFFICE OPPORTUNITY

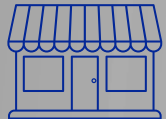
170 S MADISON AVE
GREENWOOD, INDIANA 46142



HISTORIC CHARM
EXTERIOR RENOVATIONS COMPLETE



PRIME DOWNTOWN
GREENWOOD LOCATION



IDEAL FOR RETAIL
OFFICE



FOR SALE \$449,000



THE PROPERTY



AVAILABLE
For Sale at \$449,000



PROPERTY SIZE
2800 sqft



BUILDING CLASS
2 story retail/office



YEAR BUILT
estimated to be 1890



Interior
Ready for full interior build out



CONDITION
Exterior and structural
renovations complete



LOT SIZE
±0.01 Acres



LOCATION
Old Town Greenwood



ZONING
OT



EXTERIOR & SURROUNDINGS



PRIME LOCATION

Located in the heart of Downtown Greenwood



STRONG VISIBILITY

Positioned along S Madison Ave with high walkability



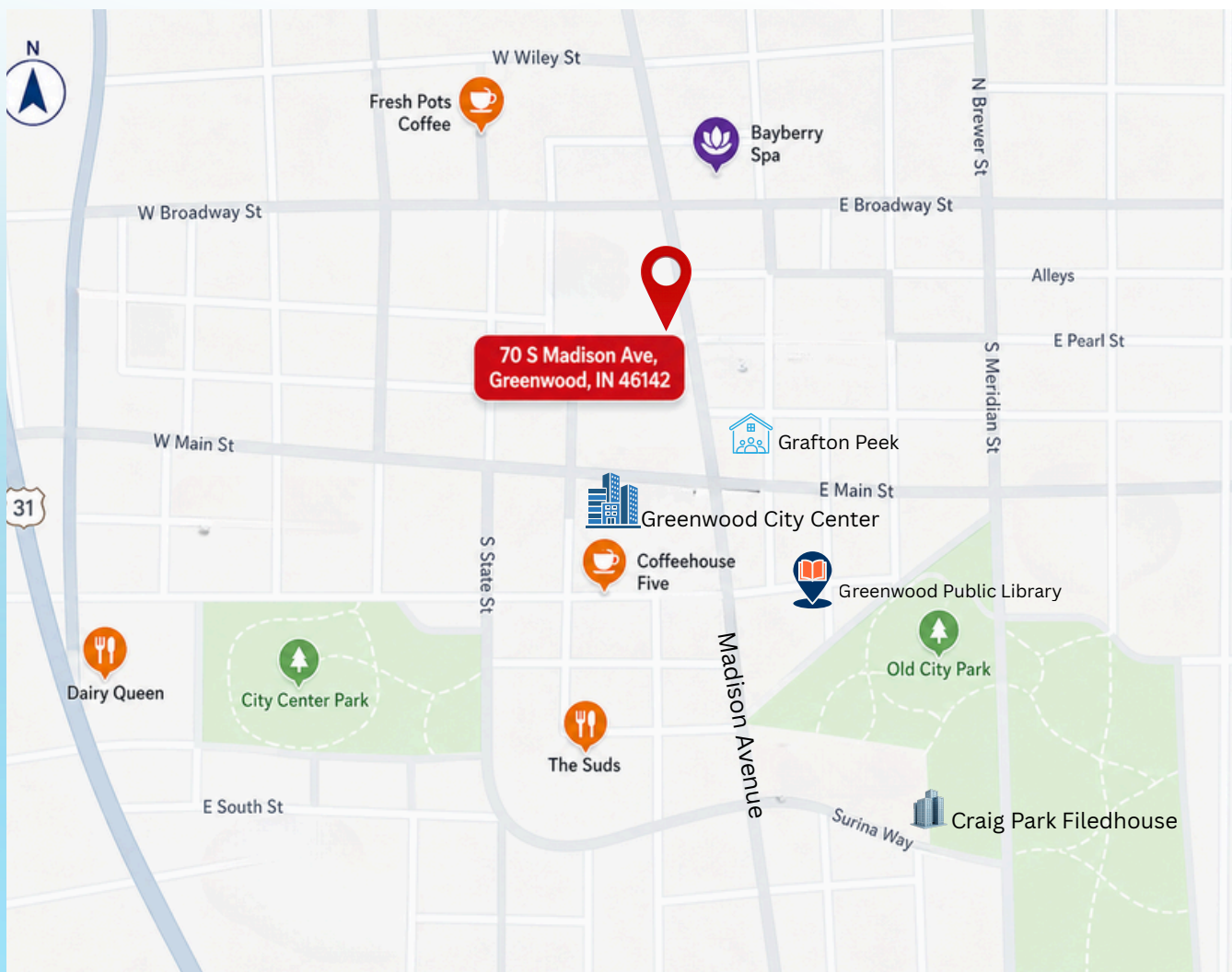
CHARACTER + FUNCTION

Historic brick exterior with modern storefront upgrades



LOCATION OVERVIEW

Strategically located in Downtown Greenwood, 170 S Madison Ave offers excellent accessibility and visibility in a thriving commercial corridor. Surrounded by local businesses, restaurants, and retail, this property is ideal for owner-users or investors seeking a well-positioned asset in a vibrant submarket.



TERESA HARWOOD, CCIM
Real Estate Broker/ Commercial Director
KW Commercial Regional Ambassador
Harwood Commercial Group

 317-354-5236

 tharwood@kw.com

Nearby Amenities

- Fresh Pots Coffee
- Vino Villa
- Planetary Brewing (next door)
- Smocktown Brewery
- Grafton Peek Event Center
- Greenwood Public Library
- Greenwood City Center
- Greenwood Fieldhouse
- Craig Park
- Bayberry Spa

