

RETAIL FOR SALE

NEARLY 30,000 SQFT MULTI-TENANT BUILDING AVAILABLE

910 W Ann Blvd, Greensburg, IN 47240



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Greensburg, IN. This distinguished Building offers a spacious 28,422 SF building, positioned on 4+ acres of prime land with 240 convenient parking spaces. Renovated in 2009, the versatile space offers multi-tenant layout and presents an exceptional opportunity for Retail, Church, Office, Self Storage, and a wide range of business Venues. Embrace the potential for high returns, as the 2025 appraisal reflects a value of \$3,200,000.00. All offers will be considered!

PROPERTY HIGHLIGHTS

- Nearly 30,000sf multi-tenant building
- 4+ Acres
- 240 Parking Spaces
- 2025 Appraisal Reflects Value of \$3.2M

OFFERING SUMMARY

Sale Price:	\$2,200,000.00
Lot Size:	4.16 Acres
Building Size:	28,422 SF
Zoning:	B-2
Semi-Annual Taxes:	\$42,500.00

DEMOGRAPHICS	1.5 MILES	3 MILES	5.5 MILES
Total Households	3,805	5,360	6,220
Total Population	9,160	13,113	15,319
Average HH Income	\$85,592	\$88,932	\$90,299

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.

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It's Your Vision. Why Wait?

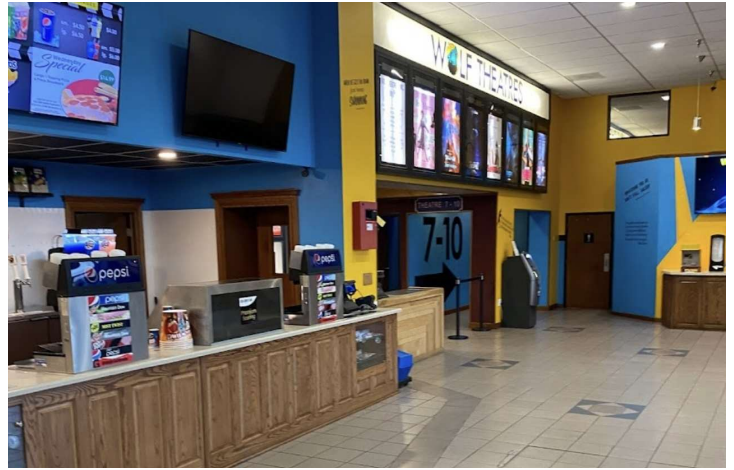


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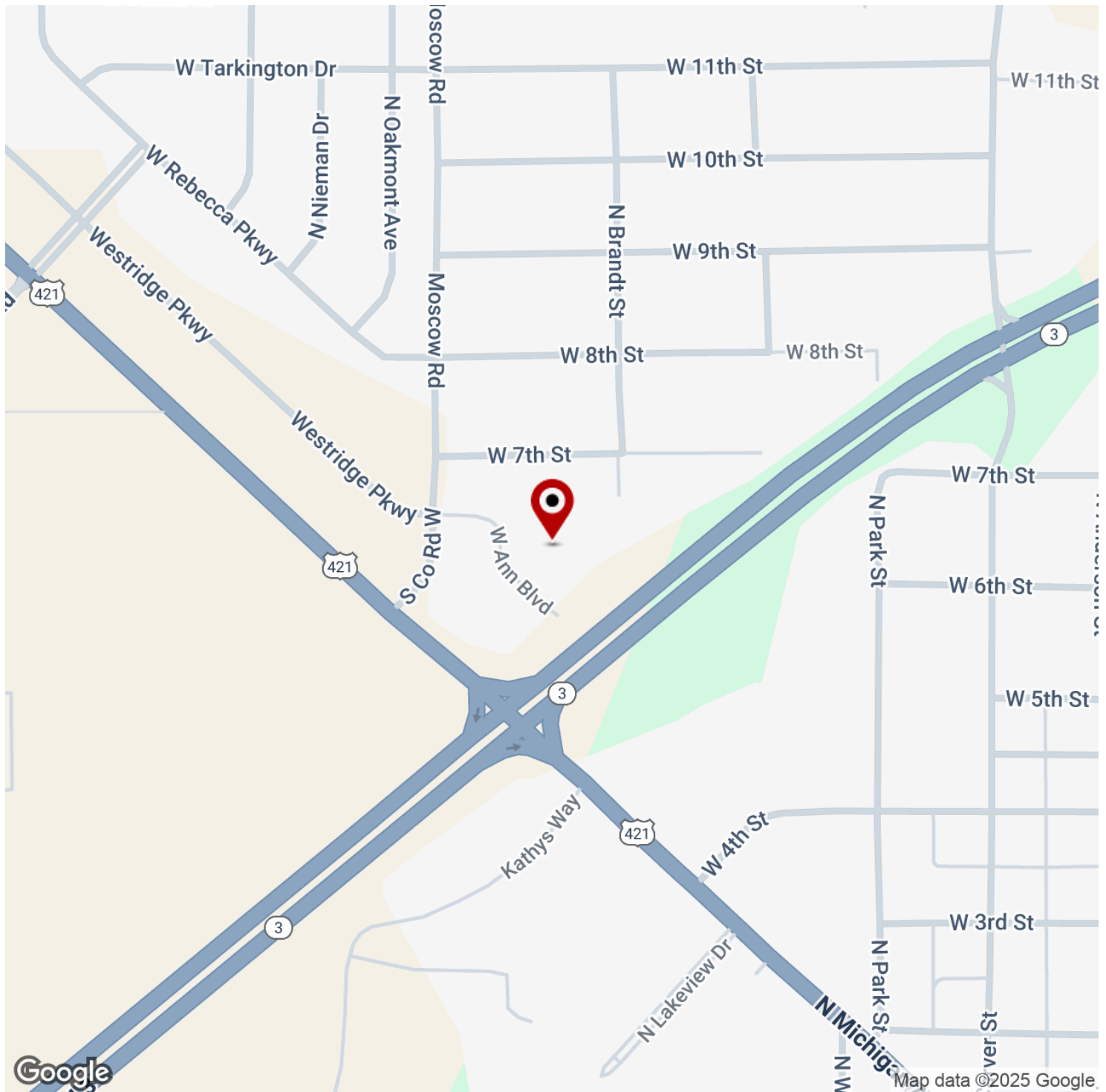


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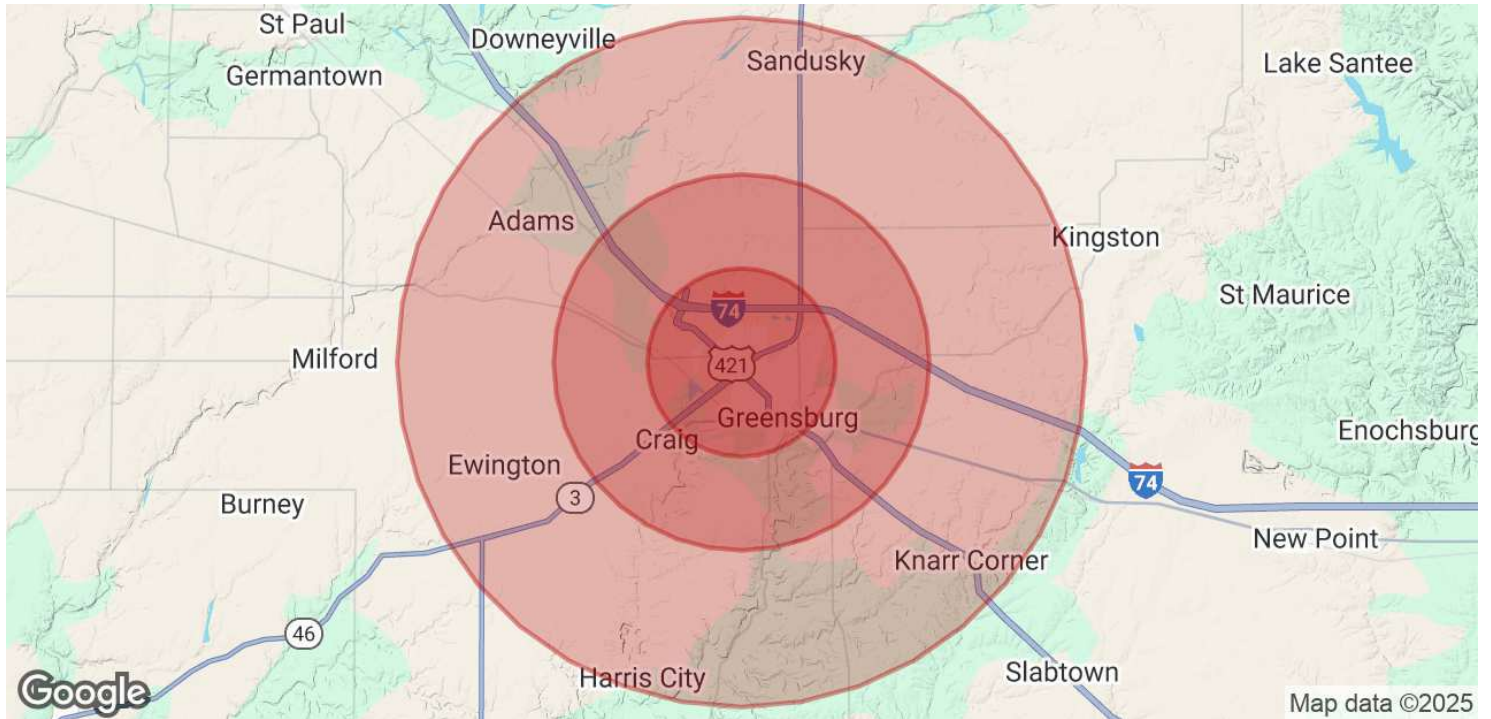
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POPULATION	1.5 MILES	3 MILES	5.5 MILES
Total Population	9,160	13,113	15,319
Average Age	40	41	41
Average Age (Male)	39	39	39
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1.5 MILES	3 MILES	5.5 MILES
Total Households	3,805	5,360	6,220
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$85,592	\$88,932	\$90,299
Average House Value	\$187,256	\$200,769	\$208,248

Demographics data derived from AlphaMap

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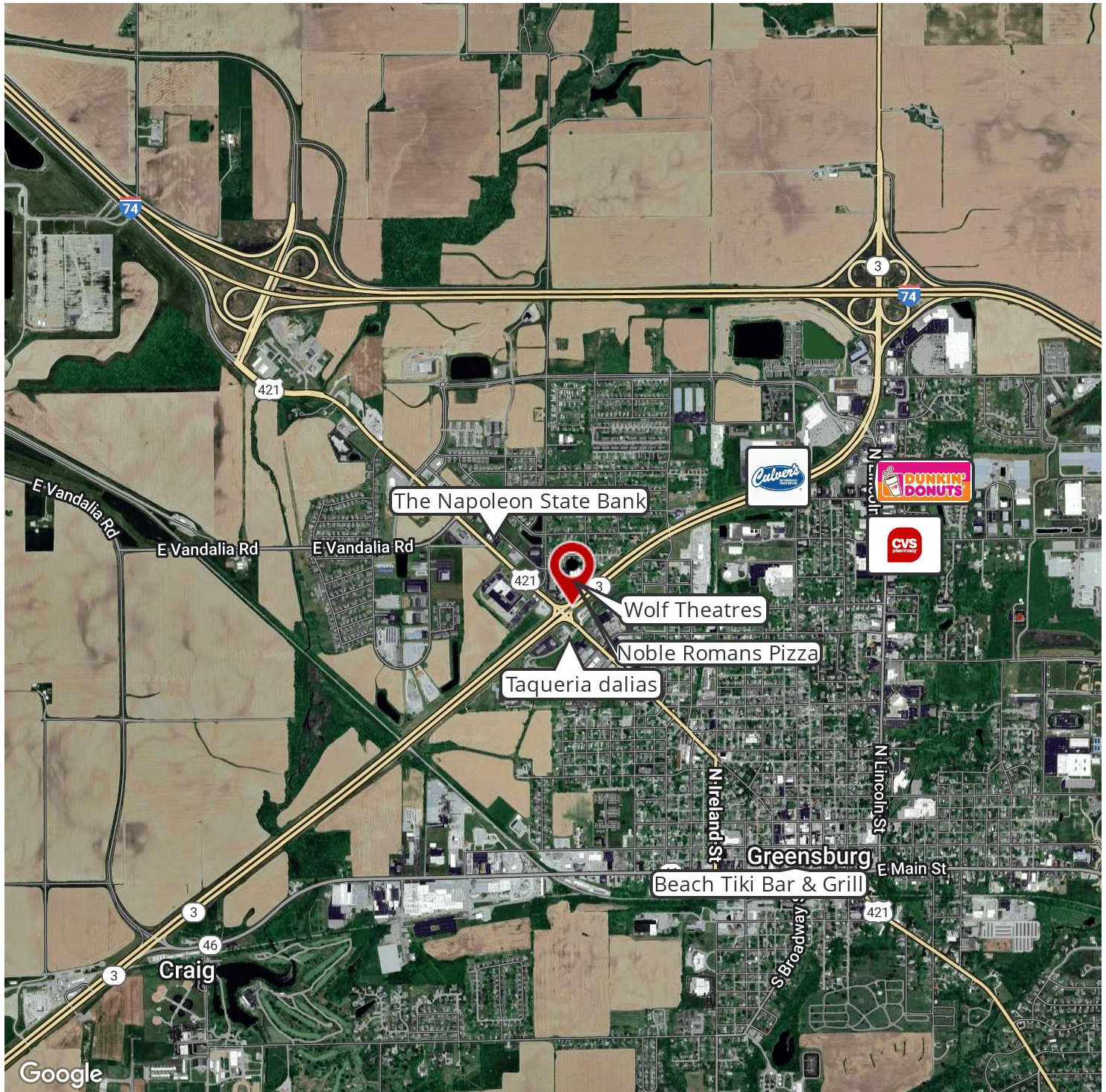
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