

FOR SALE

COMMERCIAL PROPERTY

2506 Washington St, Indianapolis, IN 46201



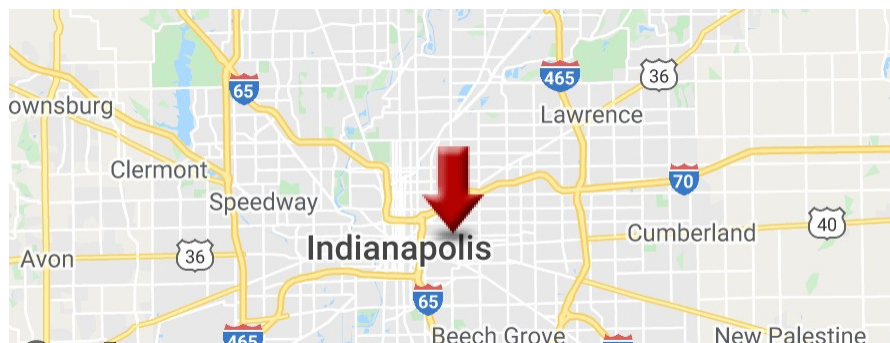
SUMMARY

SALE PRICE:	\$299,000
BUILDING SIZE:	4,158
LOT SIZE:	15,769 SF
ZONING:	C3
TRAFFIC COUNT:	25,680
YEAR BUILT:	1922

OVERVIEW

Classic bank with high decorative ceiling and details throughout. A newly renovated and fenced parking lot, 2nd level loft, and full basement, with lots of flexibility for your business. Conveniently located, 2 miles from Monument Circle and 1 mile to the Indy Criminal Justice Complex. Renovations are ongoing, get this now to make it your own.

OPPORTUNITY ZONE LOCATION!!! - This property is in a Qualified Opportunity Zone suitable for capital gain deferrals & reductions. (see attached docs for QOZ information)



KW COMMERCIAL
8555 N River Road,
Ste. 200
Indianapolis, IN 46240

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Newly Opened Purdue Polytechnic H.S



The renovation of the historic PR Mallory building will serve as the permanent home for Purdue Polytechnic High School. The high school will feature open, collaborative space, a dedicated makerspace, and ample workspace for prototyping and project work. A free public charter high school, serving grades 9-12, that encourages learning outside the box - and the traditional classroom - through the lens of science, technology, engineering and mathematics (STEM). Here, students take learning into their own hands, earning a well-rounded education, and mastering the skills needed to succeed in college and a technology-rich world.

Indy Criminal Justice Campus



- \$572M Complex
- Broke ground 2018
- Phase 1 Completion Expected 2022
- Spans 140 acres
- Relocation of Legal and Administrative Offices, Courts, and Detention Facilities
- +20% Area Population & Income Growth by 2025

Phase 1
Assessment and Intervention Center: this summer
adult detention center, sheriff's office, courthouse: 2022
professional campus (Browning Building 1 and 2): after the detention center and courthouse, planned for 2022
parking garage: city plans to release a request for information soon; completion 2022
Central utility plant: completion 2022

Phase 2
F Indianapolis Fire Training Academy: late 2021 or early 2022
G Juvenile Detention Center: to be determined

Phase 3 (tentative)
coroner's office, crime lab, new home for Animal Care Services: to be determined

Source: city of Indianapolis

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