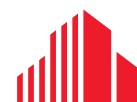


3830 W. 96TH STREET

INDIANAPOLIS, IN



**CUSHMAN &
WAKEFIELD**

FOR SALE

PROPERTY HIGHLIGHTS

- Asking \$949,000
- $\pm 3,178$ total SF per assessor
- 2,650 $\pm$ SF building + 528 $\pm$ SF storage building
- 1.62 $\pm$ acres total w/.81 $\pm$ undeveloped acre parcel for expansion
- Remodeled in 2024
- B7 zoning ideal for dental, insurance, legal, accounting, medical & other professional uses
- Monument/pylon signage provides outstanding visibility and branding opportunities

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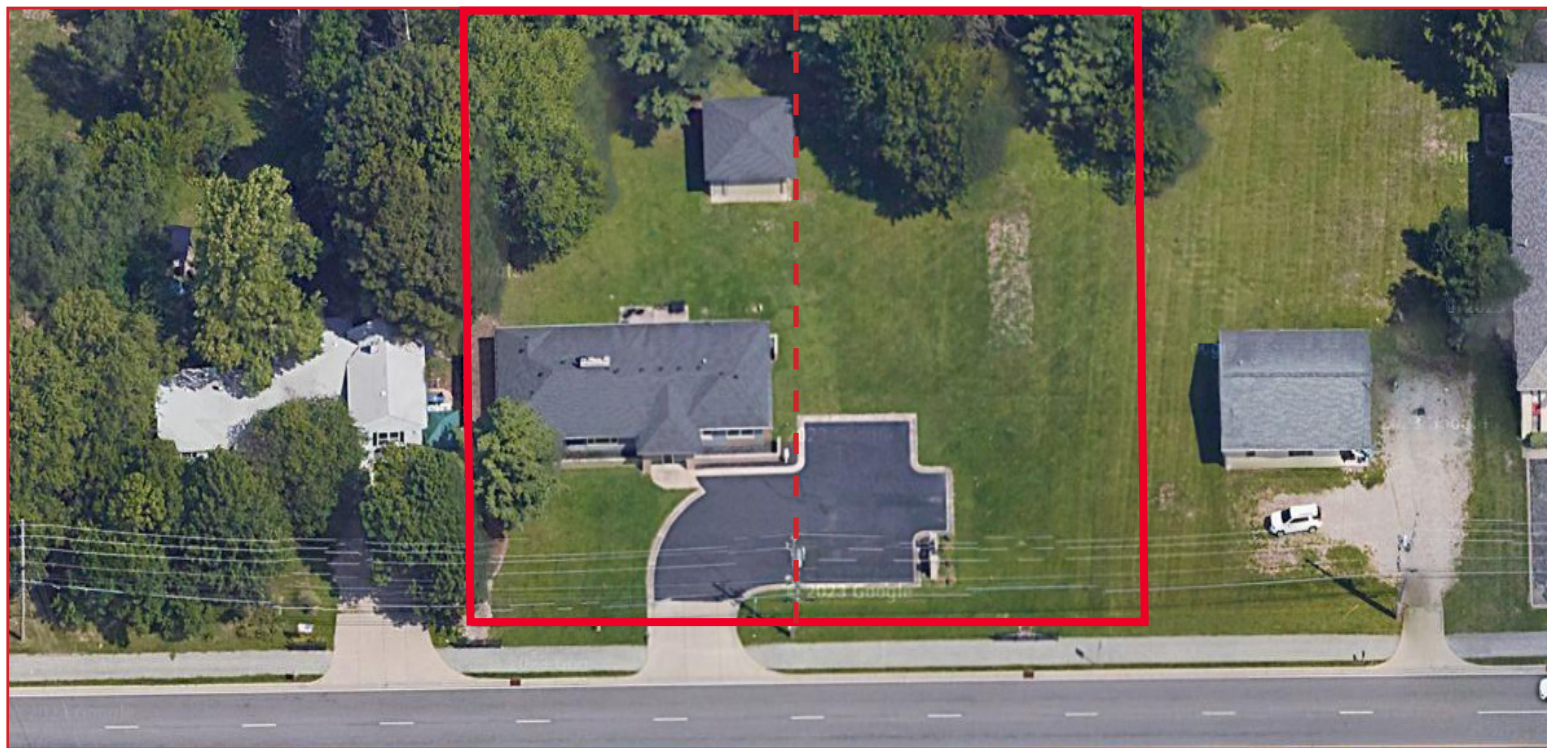
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