



Unique West Carmel Partnership Opportunity

For Sale or Lease
3085 W 116th St
Carmel, IN 46032



Executive Summary



OFFERING SUMMARY

Sale Price:	Best Offer
Lease Rate:	Negotiable
Lease Type:	Full Service
Building Size:	17,624 SF
Lot Size:	9.1 AC
Year Built:	2003
Zoning:	S-1

PROPERTY OVERVIEW

This 17,624 SF facility is located just west of University High School and is available for lease or purchase. Ownership will entertain various leasing opportunities as it pertains to the different components within the building, which include two places of worship, four classrooms, back offices, a dual kitchen, and a large social hall. Additionally, there is another +/-2,000 SF of unfinished storage space that could be converted for a variety of uses, including classrooms, for a lessee or owner.

PROPERTY HIGHLIGHTS

- High ceilings throughout
- One-of-a-kind architecture and stained glass throughout
- Easy access between classrooms and outdoor space
- Ability to lease portions or all the building

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	327	1,367
Total Population	142	996	4,133
Average HH Income	\$278,566	\$257,411	\$253,041

