

# 3727-3737 S. MADISON AVENUE

ANDERSON, IN 46013

FOR SALE



## LOCATION DESCRIPTION

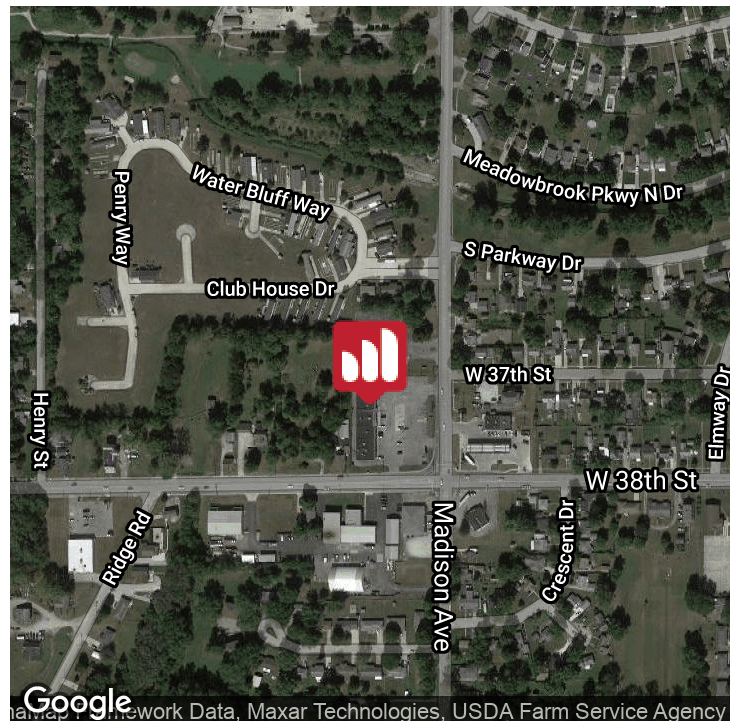
Located at the high traffic intersection of 38th Street and Madison Avenue in Anderson, IN. Just southwest of downtown Anderson. 17,016 households within a 3-mile radius.

## PROPERTY HIGHLIGHTS

- Fully leased
- Comprised of 6 units ranging from 1,000 SF - 3,000 SF
- Recently painted exterior

## OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	1.56 Acres
Building Size:	12,200 SF
NOI:	\$82,840.00



**MATT FERGUSON**

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