

SALE

MULTIFAMILY



WASHINGTON SQUARE APARTMENTS



614 SOUTH WASHINGTON ST., CRAWFORDSVILLE, IN 47933

PROPERTY HIGHLIGHTS

- Washington Square Apartments is a 2 story, 2 building, brick, 24-unit apartment complex located in the heart of Crawfordsville, IN on the highest traffic street in town.
- The property includes 4 One Bedroom, One Bath Units and 20 Two Bedroom, One Bath Units with an average square footage of 511 per unit. The property sits on a .606-acre site with off street surface parking and a common square between the two buildings.
- The property provides a good track record of high occupancy and is located within walking distance of restaurants, shopping, the local Middle School, and Wabash College.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Units:	24
Lot Size:	0.61 Acres
Building Size:	19,440 SF
NOI:	\$72,554.00
Cap Rate:	6.05%

BRADLEY COMPANY

9000 Keystone Crossing, Suite 850
Indianapolis, IN 46240
317.663.6000

WES SHORT

Broker
219.363.1637
wshort@bradleyco.com

JONATHAN M. HARDY, CCIM

Senior Managing Director | Principal
317.588.1339
jmhardy@bradleyco.com



BRADLEYCO.COM



614 SOUTH WASHINGTON ST., CRAWFORDSVILLE, IN 47933

SALE

MULTIFAMILY

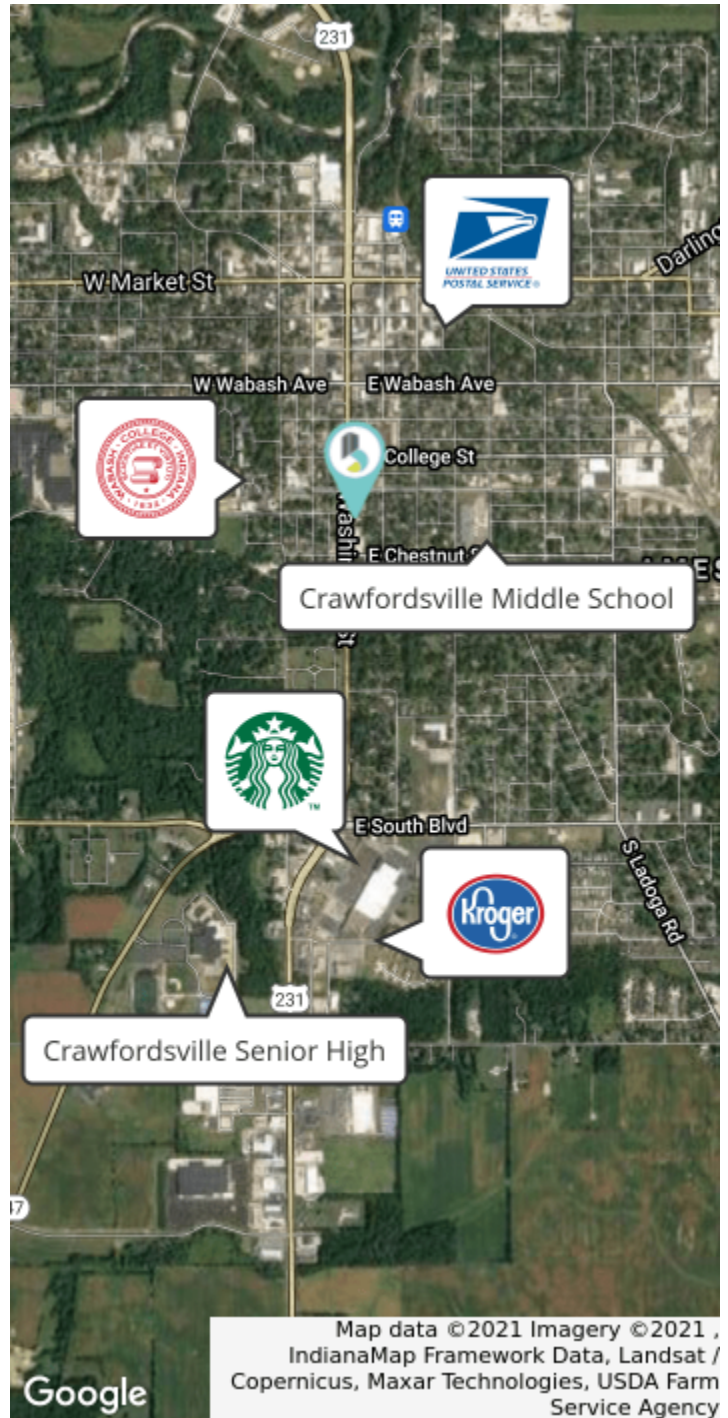
LOCATION DESCRIPTION

The property is located at 614 South Washington Street, Crawfordsville, IN 47933 which is approximately 41 miles West of Indianapolis and is a little under a 1-hour drive from Indianapolis. Crawfordsville is approximately 30 miles South of Lafayette, IN. It is located on the East side of Washington Street (US Highway 231) and half a mile South of W Market St (US Highway 136) in Crawfordsville, IN. Property offers very affordable rental rates for the area and is attractive to the 54.9% of blue collar and service workers in the local area.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,262	8,028	9,226
Total Population	8,644	19,835	22,919
Average HH Income	\$58,442	\$64,235	\$66,697



WES SHORT
Broker
219.363.1637
wshort@bradleyco.com

JONATHAN M. HARDY, CCIM
Senior Managing Director | Principal
317.588.1339
jnhardy@bradleyco.com



614 SOUTH WASHINGTON ST., CRAWFORDSVILLE, IN 47933

SALE

MULTIFAMILY



WES SHORT
Broker
219.363.1637
wshort@bradleyco.com

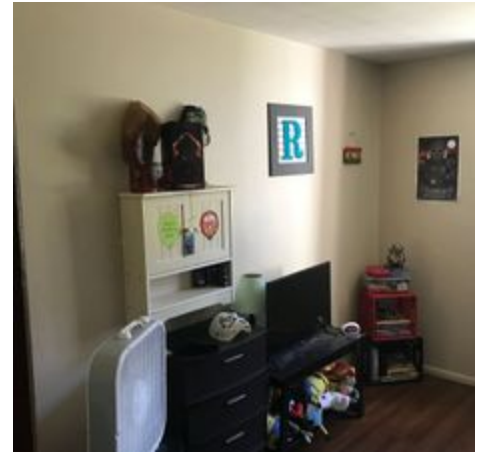
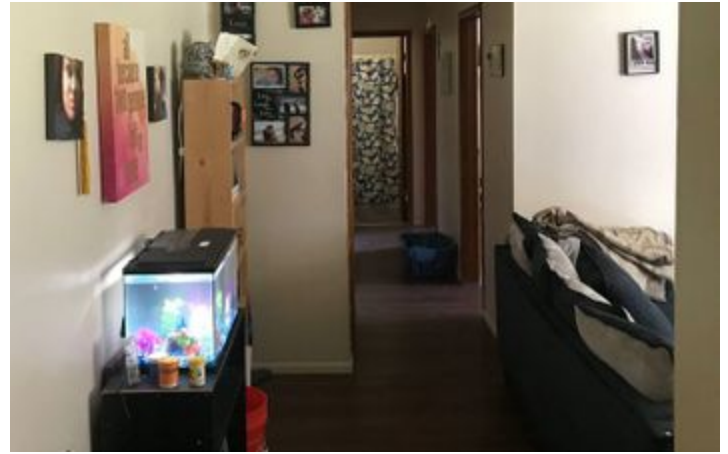
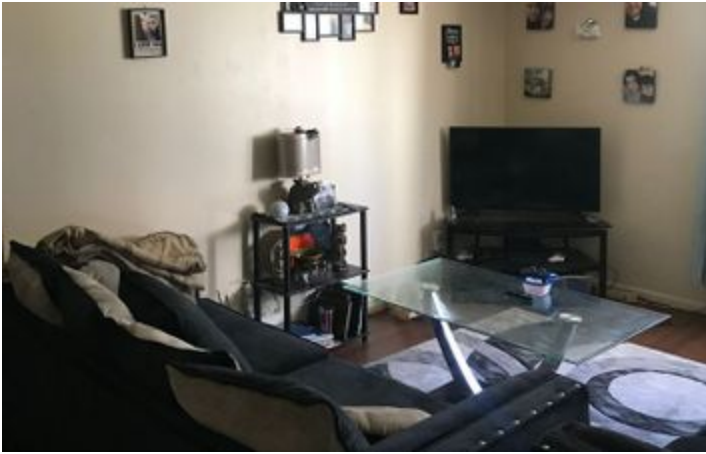
JONATHAN M. HARDY, CCIM
Senior Managing Director | Principal
317.588.1339
jmhardy@bradleyco.com



614 SOUTH WASHINGTON ST., CRAWFORDSVILLE, IN 47933

SALE

MULTIFAMILY



WES SHORT
Broker
219.363.1637
wshort@bradleyco.com

JONATHAN M. HARDY, CCIM
Senior Managing Director | Principal
317.588.1339
jmhardy@bradleyco.com