



ANNIE SCOTT REALTY GROUP  
Commercial | Residential Real Estate Specialists



F.C. Tucker Company



4022 E MICHIGAN ST. INDIANAPOLIS, IN 46201



COMMERCIAL  
FOR SALE

\$199,000



# Executive Summary

## 4022 E MICHIGAN ST. INDIANAPOLIS, IN 46201

A profitable investment with long-term, valued tenants. This 5-unit multi-family property is 2 miles east from downtown Indianapolis, 2 miles north of Fountain Square, north of Arsenal Heights and Holy Cross. Many updates have been completed. Including but not limited to a new roof, new siding in some areas, new gutters, new soffits, replaced plumbing to the street, replaced gas lines and a new electrical panel.

The front building holds 4 units. The garage was converted into a unit. There are many newly developed residential and commercial properties nearby.

The property is 100% occupied. The new owners would have to honor and respect the leases. Tours are scheduled in advance and all tours must show proof of funds prior to touring the property. All tenants are current with their rents and are exceptional tenants. A breakdown of financials and leases are available to buyers who have submitted proof of funds or financing.

### 4022 E MICHIGAN ST. INDIANAPOLIS, IN 46201

Offering Price	\$199,000
Property Type	Commercial
Building Size	3,458 SF
Lot Size	5,400 SF
Stories	1
Structural Framing	Wood and Steel
Year Built	1902
Parcel No.	49-10-04-119-371.000-101
Primary Zoning	MU1

# Neighborhood Map



# Commercial Photos



# Commercial Photos



# Commercial Photos



# AREA OVERVIEW

## INDIANAPOLIS, IN

Indianapolis is the capital and most populated city in Indiana. With a population of over 892,000 residents within the city, it is the economic and cultural center of the Indianapolis MSA and is the 33rd most populated MSA in the nation. The city covers 368 square miles, making it the 16th largest city in the US. The area is known for its one-of-a-kind culture with six distinct cultural districts. Indianapolis stays true to its history and savors its historically significant neighborhoods. These districts include Broad Ripple Village, Canal and White River State Park, Fountain Square, Indiana Ave, Mass Ave, and Wholesale. Whether you are looking for sports, arts, dining, or excitement, Indianapolis has something for everyone.

## More than 517,000 Employees in Six Key Industries

- ° Logistics | 109,000 Employees | Express Scripts, Amazon, and FedEx
- ° Manufacturing | 88,000 Employees | Allison Transmission, Nice Pak, and Red Gold
- ° Information Technology | 22,000 Employees
- ° Life Sciences | 21,000 Employees | Eli Lilly & Co., Anthem, Roche Diagnostics, and Corteva
- ° Agribusiness | 16,000 Employees | Elanco, Beck's Hybrids, and AgReliant Genetics
- ° Sports | 16,000 Employees | NCAA Headquarters and Indianapolis Motor Speedway



# 4022 E MICHIGAN ST

INDIANAPOLIS, IN 46201

## ANNIE SCOTT

Realtor/Broker, Team  
Lead

**FOR MORE INFORMATION, PLEASE  
CONTACT**

 317-902-8622

 [Annie.Scott@TalkToTucker.com](mailto:Annie.Scott@TalkToTucker.com)

 [www.TalkToAnnie.com](http://www.TalkToAnnie.com)



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#### CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

#### DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Annie Scott, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully