



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company



2811 E 46TH ST, INDIANAPOLIS, IN 46205



DENTAL PRACTICE
& REAL ESTATE

FOR SALE

\$418,000

Annie Scott, Realtor / Broker
Mobile: 317-902-8622
Email: annie.scott@talktotucker.com



Executive Summary



We are pleased to present a rare and comprehensive opportunity to acquire a fully operational dental office located at **2811 E 46th St, Indianapolis, IN 46205**. This offering includes not only the real estate but also the established dental business and all associated equipment, providing a seamless, turnkey solution for dental professionals or healthcare investors.

Set on a beautifully landscaped lot, the property welcomes visitors with exceptional curb appeal and a sense of professionalism. Inside, the building features a thoughtfully designed and recently upgraded layout tailored to meet the demands of a modern dental practice. With several private treatment rooms, a conference and training area, kitchenette, and restrooms on both floors, the facility is well-equipped for immediate use or easy adaptation to other professional or medical services.

Strategically located on the near northeast side of Indianapolis, the property enjoys strong visibility and accessibility from East 46th Street—one of the area's key thoroughfares. Just minutes from I-465 and within a short drive of Castleton Square Mall, Downtown Indianapolis, and Carmel, the location provides excellent regional connectivity for both clients and staff.

Zoned MU-1, the site allows for a wide range of potential uses including dental, medical, retail, or residential development, offering long-term versatility and value. Onsite parking for approximately 21 vehicles adds to the convenience for patients and employees alike.

This is an ideal acquisition for dental practitioners looking to own their practice space, entrepreneurs entering the field, or investors seeking a well-located asset with income potential and future flexibility. With its blend of functional design, strategic location, and inclusive assets, 2811 E 46th St represents a unique and valuable opportunity in the Indianapolis healthcare real estate market.

Property Summary

2811 E 46TH ST, INDIANAPOLIS, IN 46205

Offering Price	\$418,000
Property Type	Residential
Building Size	780 SF
Lot Size	7,500 SF (0.17 Acre)
Stories	1
Structural Framing	Steel, Wood
Year Built	1945
Parcel No.	49-07-17-111-065.000-801
Zoning	MU-1

PERMITTED MU-1 USES

1. Office: Business, Professional or Government
2. Assisted living facility, Group home, Live/work unit
3. Business, art, or other post-secondary proprietary school
4. Club or lodge
5. Community Center
6. Greenway, Park or Playground
7. Medical or Dental Offices, Centers, or Clinics
8. Financial and Insurance Services
9. Hotel, Motel, or Hostel
10. Information Technology R&D

EQUIPMENT SUMMARY

1. BioHorizon Surgical Implant Kit
2. Neodent Implant Surgical Kit
3. Pro-Select Platinum Piezo Scaler
4. VELscope oral cancer light
5. Dexis # 2 Titanium sensor
6. Intraoral camera
7. Gendex X-ray
8. Belmont X-ray
9. Bien-Air handpieces
10. Pano X-ray unit

TAXES

Tax Year	Total Taxes
2023	\$2,563.96
2022	\$5,094.09
2021	\$2,349.54
2020	\$2,408.86

Neighborhood Map



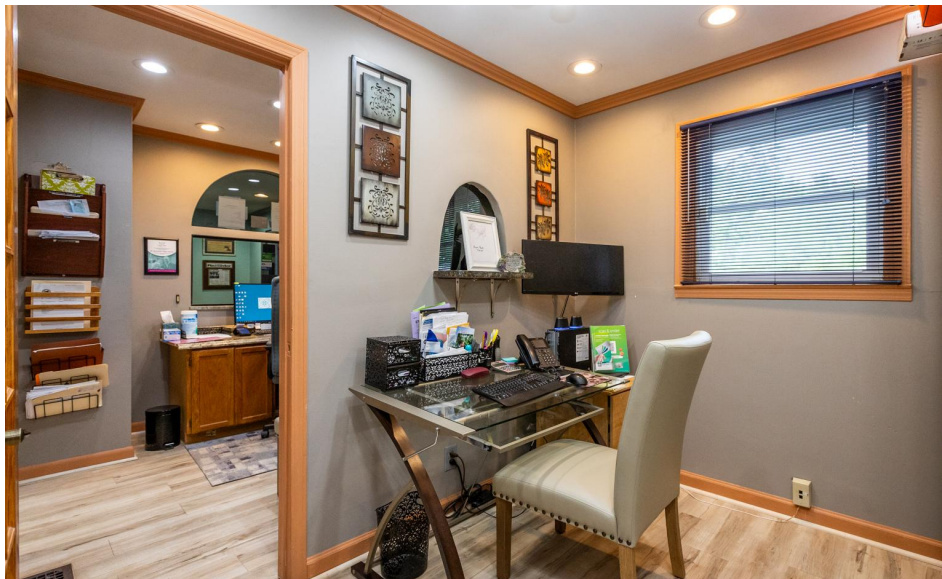
Exterior Photos



Exam Room



Lobby & Office



Reception & Workshop



DEMOGRAPHIC SUMMARY

2811 E 46th St, Indianapolis, Indiana, 46205
Rings: 1, 3, 5 mile radii

KEY FACTS

244,925

Population

35.8

Median Age



107,284

Households

\$51,493

Median Disposable Income

EDUCATION

10.5%

No High School Diploma



23.0%

High School Graduate



22.0%

Some College/Associate's Degree



44.6%

Bachelor's/Grad/Prof Degree

INCOME



\$62,047

Median Household Income



\$43,031

Per Capita Income



\$91,707

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$2,207

Apparel & Services



\$246

Computers & Hardware



\$3,509

Eating Out



\$6,562

Groceries



\$6,700

Health Care

BUSINESS



9,720

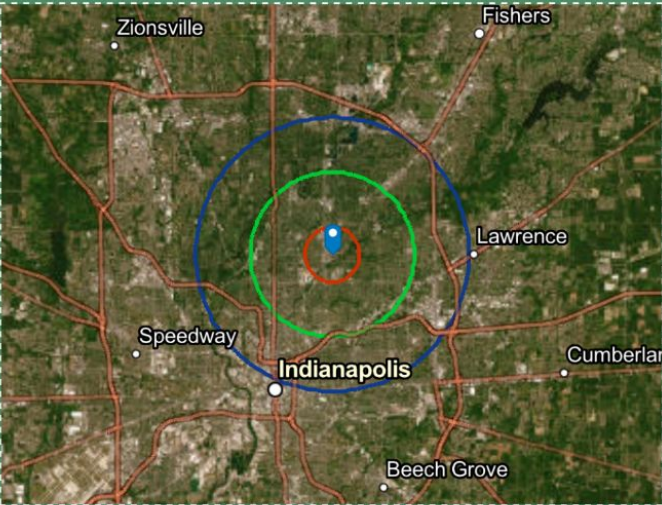
Total Businesses



120,147

Total Employees

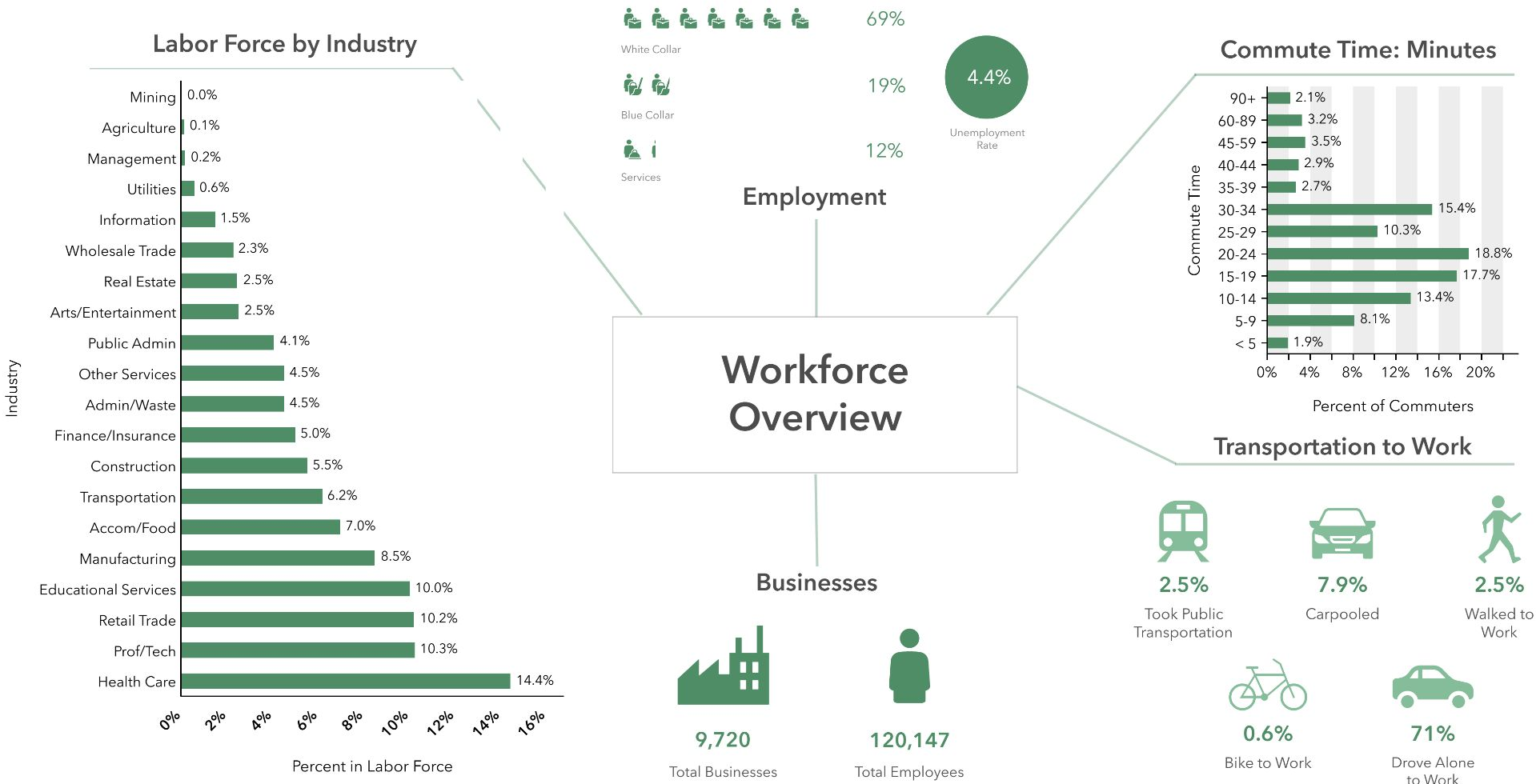
Variables	1 mile	3 miles	5 miles
2023 Total Population	8,941	101,751	244,925
2023 Household Population	8,901	98,538	238,564
2023 Family Population	5,864	70,368	170,485
2028 Total Population	8,955	103,161	248,301
2028 Household Population	8,915	99,949	241,940
2028 Family Population	5,862	71,205	171,887



Economic Development Profile

2811 E 46th St, Indianapolis, Indiana, 46205

Ring of 5 miles



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022).

COMMUTE PROFILE

2811 E 46th St, Indianapolis, Indiana, 46205

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

TRANSPORTATION TO WORK



2.5%

Took Public Transportation



7.9%

Carpooled



2.5%

Walked to Work



0.6%

Bike to Work

WORKERS



120,663

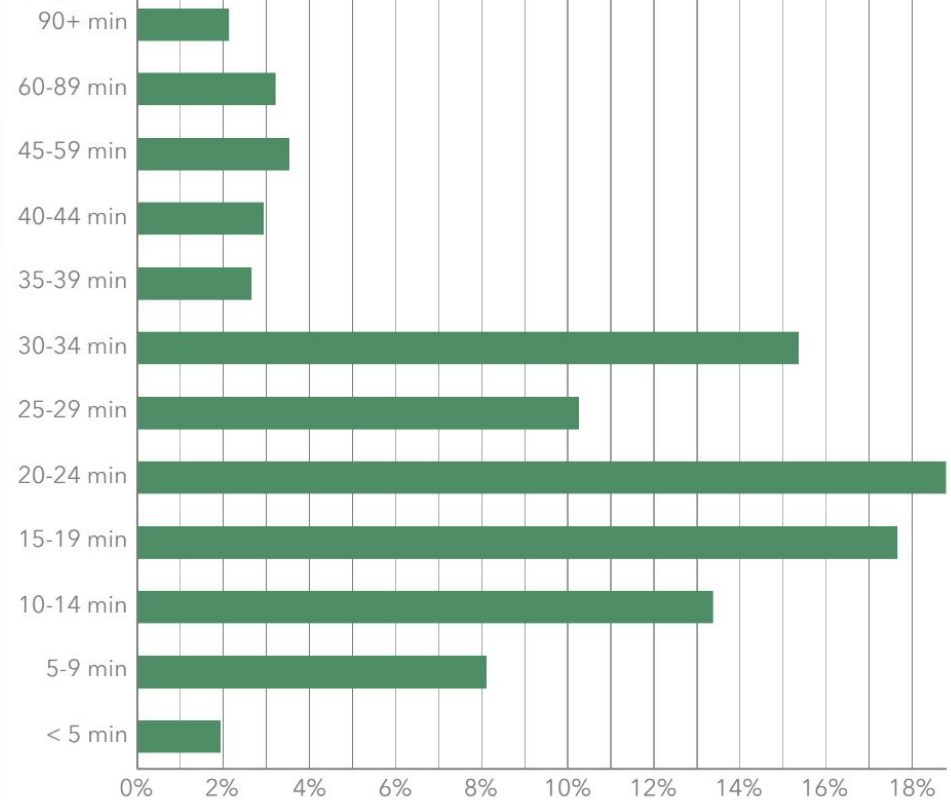
ACS Workers Age 16+



71.3%

Drove Alone to Work

TRAVEL TIME TO WORK



Percent of Workers

OFFICE MARKET PROFILE

2811 E 46th St, Indianapolis, Indiana, 46205
Ring of 5 miles

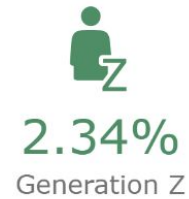
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists

PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



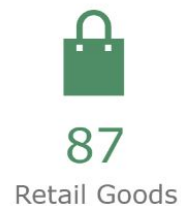
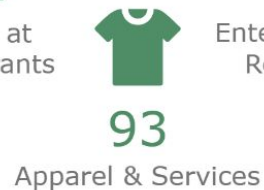
Access to Internet at home



Internet at home via high speed connection

6434 N COLLEGE AVE | 17

LIFESTYLE SPENDING (INDEX)



Tapestry segments



8B

Emerald City

15,044 households

14.0%
of Households



12D

Modest Income Homes

14,692 households

13.7%
of Households



8G

Hometown Heritage

13,114 households

12.2%
of Households



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



2811 E 46TH ST.

INDIANAPOLIS, IN 46205

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC

Mobile: 317-902-8622

Email: annie.scott@talktotucker.com

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 executed, definitive purchase and sale agreement delivered by the Owner.



**ANNIE SCOTT
REALTY GROUP**

Commercial | Residential Real Estate Specialists



F.C. Tucker Company