



Annie Scott Realty Group •

317-902-8622

• annie.scott@talktotucker.com

C3 COMMERCIAL FOR SALE

2329 SHELBY ST, INDIANAPOLIS, IN 46203

OFFERING PRICE:
\$419,000

OFFERING SUMMARY

Here's your chance to have it all—a beautifully renovated property offering both residential and commercial possibilities in the heart of one of Indianapolis's most exciting neighborhoods. The first floor features a wide-open, light-filled layout previously home to a yoga studio, ideal for **retail, professional services, or creative offices**. Its **prime visibility**, easy access to **I-65**, and proximity to **Downtown Indianapolis** make it an outstanding choice for a business seeking convenience and exposure. Upstairs, the second floor has been transformed into a **stylish two-bedroom apartment**, currently operating as a successful short-term rental with a lease in place through early December 2025. With its modern finishes, private entrance, and proven rental history, it offers immediate income potential or the flexibility to create a true live/work environment.

Recent high-quality renovations have elevated this property into a **turnkey investment**—a space where you can both live and build your business with ease. The building includes a welcoming reception area, two large rooms, a kitchenette, two half baths, and a laundry area on the main floor, along with a full bathroom upstairs. Located just steps from **Garfield Park**, Indianapolis's oldest and most beloved public park, the property benefits from the area's growing energy. Garfield Park offers year-round recreation, beautiful trails, art, and community events that continually draw residents and visitors alike—adding real vibrancy and value to the neighborhood. Surrounded by popular destinations like **Café Babette, Garfield Brewery, and Skosh Provisions**, this location places you at the center of a thriving local scene. More than a building, this is a **strategically positioned opportunity** to live, work, and invest in one of the city's fastest-rising districts. Don't miss the chance to make this exceptional space the foundation of your next venture.

This property comes thoughtfully upgraded throughout, offering comfort, efficiency, and modern convenience. The expansive main yoga room features underfloor heating, enhanced insulation, and a full Sonos sound system. The smaller studio is sound-proofed with heavy wool batting, and additional insulation throughout the building provides a quieter, more peaceful environment overall. Security and connectivity are top-tier with five exterior and three interior Lorex cameras, extra outdoor lighting, and fiber-optic internet run underground. An AED is conveniently located on the first floor, and there is a washer/dryer hookup for added functionality. The upstairs apartment includes a separate water closet, heated towel bar, Bluetooth lighting, and smart Samsung appliances — a perfect blend of comfort and technology.



OFFERING SUMMARY

PROPERTY DETAILS

Price:	\$419,000
Property Type:	Commercial
Building Size:	3,036 SF
Lot Size:	0.26 Acre
Zoning	C3
Parcel No.	49-10-19-128-004.000-101

TAX DETAILS

Tax Year	Total Tax
2024	\$3,804.32
2023	\$2,758.20
2022	\$2,758.20
2021	\$2,640.10
2020	\$2,639.02
Year Built	1912
Year Renovated	2023

PERMITTED C-3 USES

1. Community, Cultural and Educational Facilities

- Business, art, or other post-secondary proprietary school
- Club or Lodge, Community Center
- Day Care Center or Nursery School
- Greenway, Park or Playground
- Museum, Library, or Art Gallery
- Public Safety Facility or Post Office
- Religious Uses
- Schools: Elementary, Middle or High Schools

2. Health Care Facilities

- Hospital, Medical or Dental Offices, Centers, or Clinics
- Medical or Dental Laboratories

3. Agricultural, Animal Related, and Food Production Uses

- Animal Care, Boarding, Veterinarian Services
- Artisan Food and Beverage, Farmers' Market
- Garden as a Primary Use

4. Business, Home, and Personal Services or Repair

- Check Cashing or Validation Service
- Consumer Services or Repair of Consumer Goods
- Financial and Insurance Services
- Hair and Body Care Salon or Service, Laundromats
- Mortuary, Funeral Home
- Outdoor Advertising Off-Premises Sign, Printing Services

5. Food, Beverage, and Indoor Entertainment

- Bar or Tavern
- Eating Establishment or Food Preparation

6. Bed and Breakfast

7. Office: Business, Professional or Government

8. Research and Development

- Information Technology R&D
- Logistics R&D



Commercial | Residential Real Estate Specialists



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



NEIGHBORHOOD



GREINER'S
EST. 1969

safeway

**White
Castle**

CVS



**Independent
Adult Day Centers**

DOLLAR GENERAL

**GARFIELD
BREWERY**



Helm Coffee



Eleanor Skillen School 34
A Montessori School

Shelby St

E Bradbury Ave

I-65

I-65

Indianapolis

- Indianapolis is the capital and most populated city in Indiana
- 875,000+ population in the city; 2+ million population in the 11-county metro area
- Indianapolis is the economic and cultural center of the Indianapolis MSA
- Known as the Crossroads of America because of its prime centralized location – 50% of the population is accessible within a one-day drive
- Home of the Indianapolis Colts (NFL), the Indiana Pacers (NBA), the Indianapolis 500 (IndyCar), and headquarters of the National Collegiate Athletic Association (NCAA)
- Indianapolis 500 - Annual automobile race held at the Indianapolis Motor Speedway; draws over 400,000 attendees on average per day and is the largest single-day sporting event in the world

ECONOMY

- Strong corporate base with growing companies, drawing national and global firms
- Headquarters to 3 Fortune 500 companies: Anthem, Eli Lilly and Co., and Simon Property Group
- Underwent an economic renaissance during the past two decades; diversifying the manufacturing-based economy into a variety of other employment sectors
- Biotechnology, life science, and healthcare have played a major role in Indianapolis' economy
- An important national health-science sector accounts for 2,100 companies (56,000 employees), anchored by Roche Diagnostics Corp., Eli Lilly and Co., and Covance Inc.
- Eli Lilly and Company have become the largest private employer in the city with over 11,000 employees
- #4 "Top 10 Markets for Future Tech Growth" – *Zillow* (2020)

DEVELOPMENTS

- *IU Health Academic Health Center*: A consolidated academic health campus, merging the medical school and research operations with Methodist Hospital; estimated to cost \$1 billion
- *16 Tech Innovation District*: A 50-acre urban innovation district being developed in the historic Riverside neighborhood on the northwestern edge of downtown Indianapolis



2 Million Population in the Metro Area



DOWNTOWN INDIANAPOLIS



INDIANAPOLIS COLTS STADIUM



INDIANAPOLIS MOTOR SPEEDWAY

DEMOGRAPHIC SUMMARY

2329 Shelby St, Indianapolis, Indiana, 46203

Rings: 1, 3, 5 mile radii

KEY FACTS

5 miles

232,038

Population

34.4

Median Age



98,666

Households

\$50,792

Median Disposable Income

EDUCATION

5 miles

15.3%

No High School Diploma



28.9%

High School Graduate



22.3%

Some College/ Associate's Degree



33.5%

Bachelor's/ Graduate/ Prof Degree

INCOME

5 miles



\$63,535

Median Household Income



\$36,800

Per Capita Income



\$64,720

Median Net Worth

ANNUAL HOUSEHOLD SPENDING

5 miles



\$1,914

Apparel & Services



\$179

Computers & Hardware



\$3,143

Eating Out



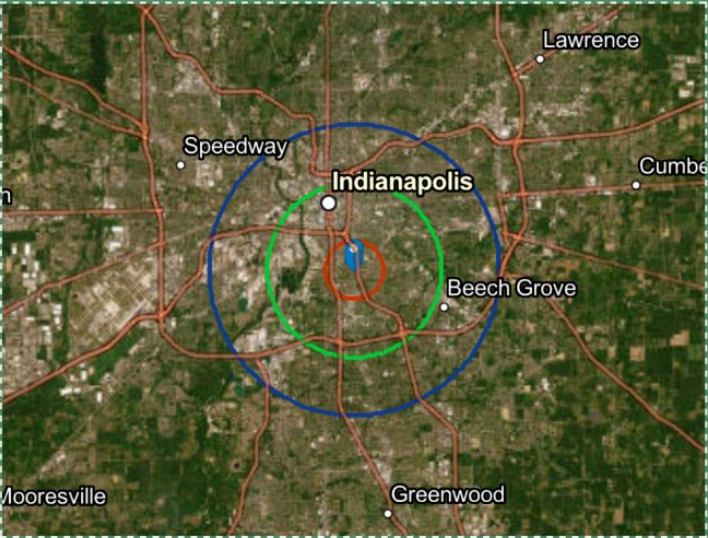
\$5,846

Groceries



\$5,896

Health Care



BUSINESS

5 miles



10,866

Total Businesses



209,540

Total Employees

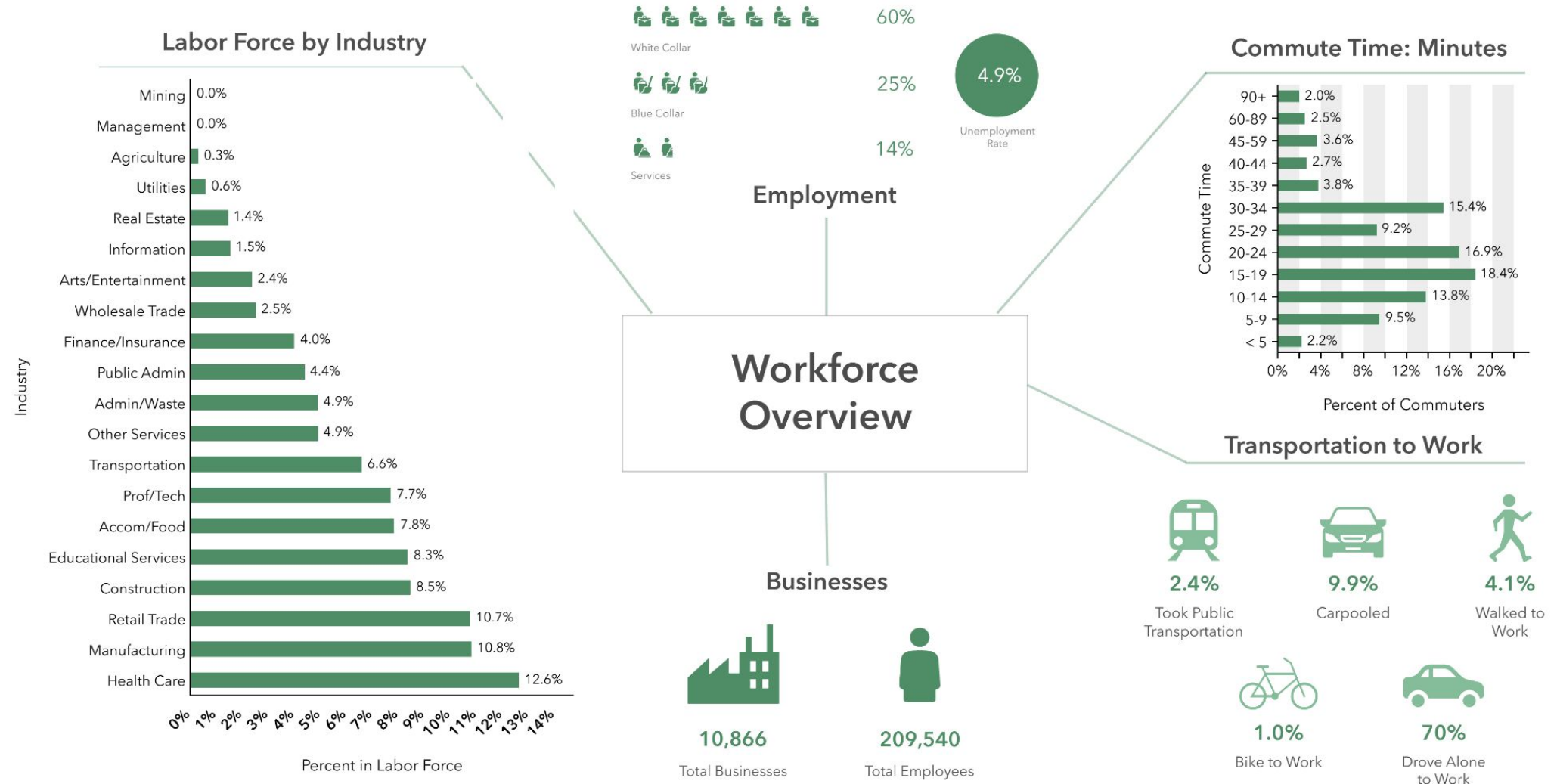
Variables	1 mile	3 miles	5 miles
2023 Total Population	14,756	92,510	232,038
2023 Household Population	14,630	88,333	225,137
2023 Family Population	10,063	57,588	153,930
2028 Total Population	14,684	93,046	235,228
2028 Household Population	14,558	88,869	228,328
2028 Family Population	9,925	57,228	154,102

Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), Esri-Data Axle (2025). © 2025 Esri

Economic Development Profile

2329 Shelby St, Indianapolis, Indiana, 46203

Ring of 5 miles



COMMUTE PROFILE

2329 Shelby St, Indianapolis, Indiana, 46203

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



2.4%

Took Public Transportation



9.9%

Carpooled



4.1%

Walked to Work



1.0%

Bike to Work

WORKERS



112,206

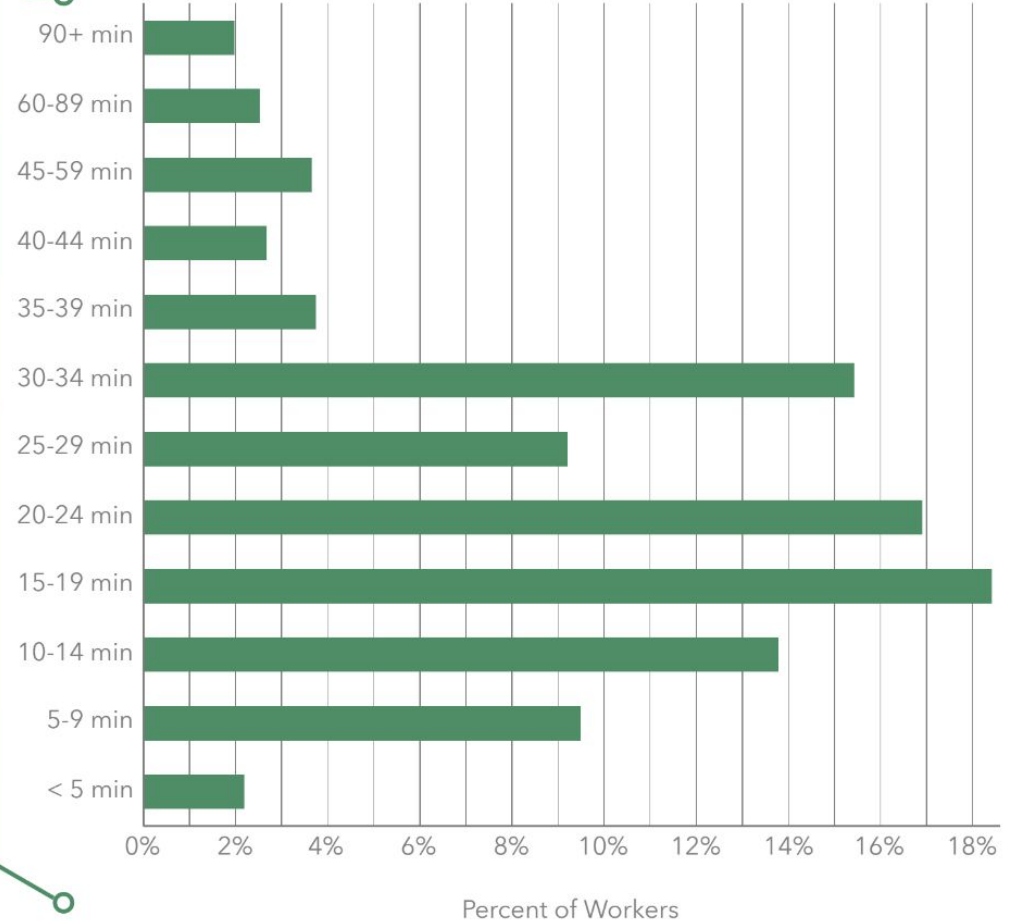
ACS Workers Age 16+



70.0%

Drove Alone to Work

TRAVEL TIME TO WORK



OFFICE MARKET PROFILE

2329 Shelby St, Indianapolis, Indiana, 46203 3
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



0.27%
Population



2.92%
Generation Z



-0.92%
Generation X



-2.21%
Millennial

INTERNET ACCESS (INDEX)



99

Access to Internet at home



99

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



76

Meals at
Restaurants



75

Entertainment/
Recreation



75

Retail Goods



78

Apparel & Services



74

Home Services

Tapestry segments

No segments found

C3 COMMERCIAL FOR SALE

2329 SHELBY ST.

INDIANAPOLIS, IN 46203

EXCLUSIVELY LISTED BY:

Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC / F.C. Tucker

Mobile: 317-902-8622

Email: annie.scott@talktotucker.com



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

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.