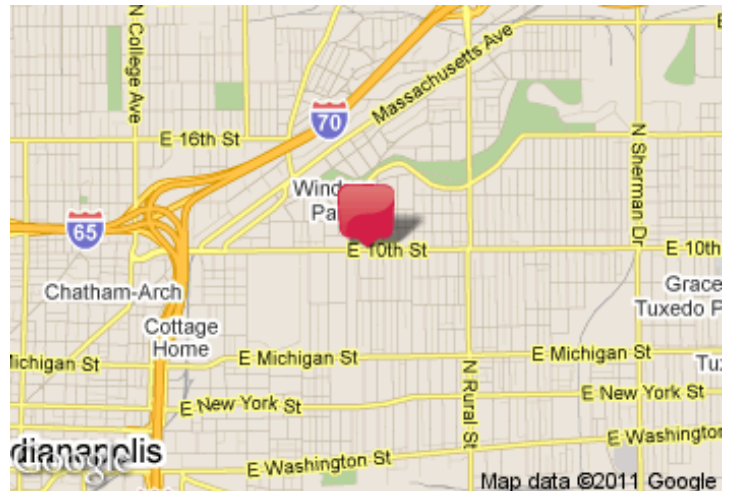




# Mayfair Building

2032 E. 10th Street, Indianapolis, IN 46201

Listing ID: 10141111  
Property Type: Retail-Commercial For Sale  
Retail-Commercial Type: Free-Standing Building  
Sale Price: \$149,000  
Unit Price: \$37.25 Per SF  
Sale Terms: Cash to Seller  
Nearest MSA: Indianapolis-Carmel  
County: Marion  
Tax ID Number/APN: 490731159101000101  
Property Use Type: Investment, Vacant/Owner-User, Business  
Zoning: C3C  
Building Size (RSF): 4,000 SF  
Property Visibility: Excellent  
Parking Type: Surface  
Tenancy: Multiple Tenants



## Property Overview

This building is currently undergoing \$225,000 worth of renovations and is anticipated to be complete by August 1, 2011. Although a sale is preferable, owner is willing to lease on a graduated basis. See listing #10535438 on ICREX for additional details.

The location is in the heart of the East 10th Street revitalization efforts where over \$10MM has been put into new construction. Historical uses included a grocery store, Zimmerman Drugs, and a tavern. Space is best suited for a neighborhood restaurant or pizza shop on the first floor (2,000 sq ft) with offices located on the second floor (2,000 sq ft). Parking is available on the street and in the attached lot behind. Zoning is C3C and allows for a variety of personal establishment services, community services, office, and retail type uses.

This is a fantastic opportunity to own building for less than it costs to rent.

## Property Contacts



**Gregg Donaldson**  
Milhaus Realty, LLC  
530 E. Ohio Street, Suite F  
Indianapolis, IN 46204  
317-236-7117 [0]  
gregg.donaldson@milhausrealty.com