



**FOR SALE**  
**BROAD RIPPLE/GLENDALE OFFICE BUILDING**  
6161 Hillside Avenue  
Indianapolis, IN 46220



**For further information, contact:**

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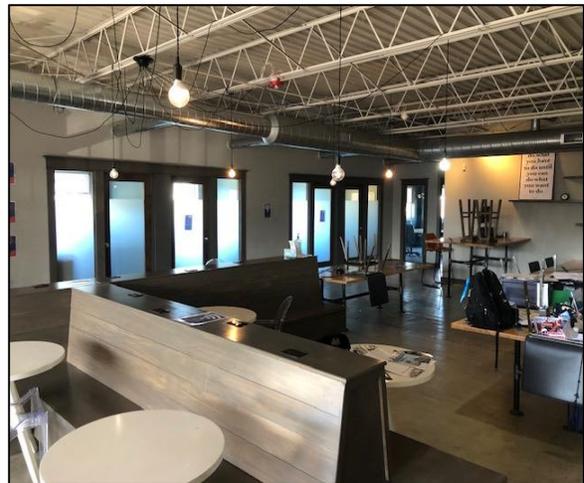
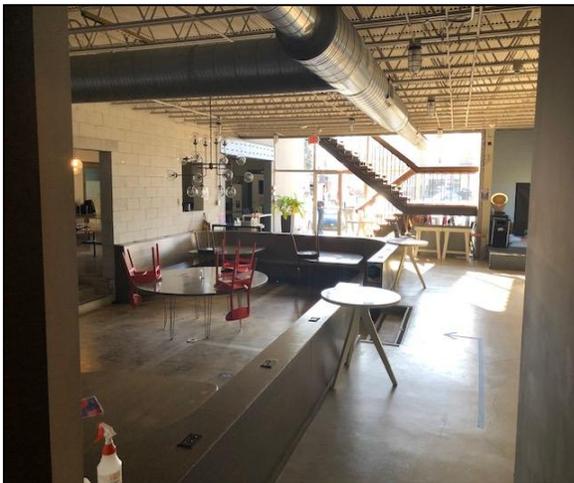


## PROPERTY SUMMARY

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<b>Property Owner:</b>	6161 Hillside, LLC
<b>Property Address:</b>	6161 Hillside Avenue, Indianapolis, IN 46220
<b>Offering Price:</b>	\$1,995,000.
<b>County / Township:</b>	Marion County, Center Township
<b>Year Built:</b>	Approximately 1968
<b>Building Square Footage:</b>	Approximately 11,396 useable square feet, 6,178/s.f. on 1st floor and 5,218 on 2 <sup>nd</sup> floor.
<b>Acreage:</b>	0.85 Acres
<b>Parking Spaces:</b>	Approximately 70+ spaces
<b>Signage:</b>	Building Signage Available
<b>Zoning:</b>	C-4 Community-Regional District - The C-4 District is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature a number of large traffic generators such as home improvement stores, department stores, and theatres. Even the smallest of such freestanding uses in this district, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities, as specified. 2
<b>Utilities:</b>	Public water and sanitary sewer, electricity, natural gas, and telephone
<b>Parcel #:</b>	Parcel #: 8049299
<b>OPEX - 2020:</b>	R.E. Taxes (2020 payable 2021 - \$21,396.22. Insurance - \$5,820.00. Gas/Water/Sewer/Electric - \$11,280.00. Trash/Recycle - \$1,680.00. Annual OPEX - \$40,176.22 or \$3.53/s.f.
<b>Disclaimer:</b>	The information contained in this Property Summary is taken from sources deemed reliable but NOT guaranteed. Any buyer should complete adequate due diligence necessary for such a transaction.

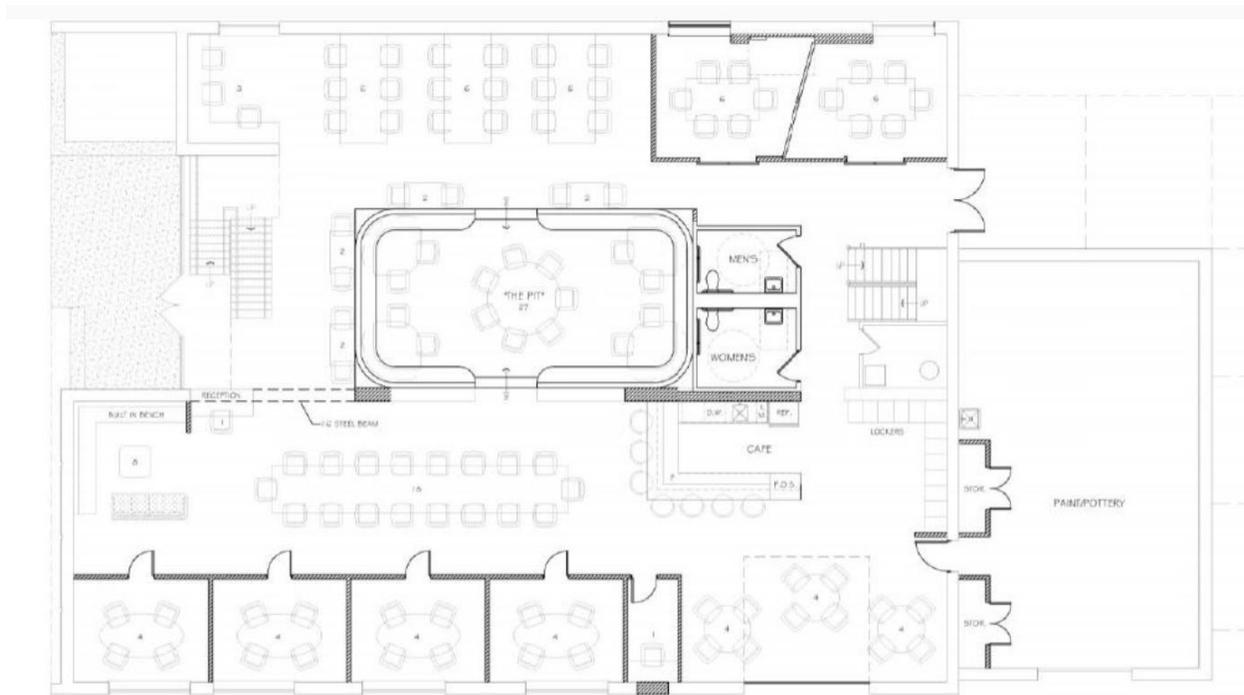
# EXTERIOR / INTERIOR PHOTOS



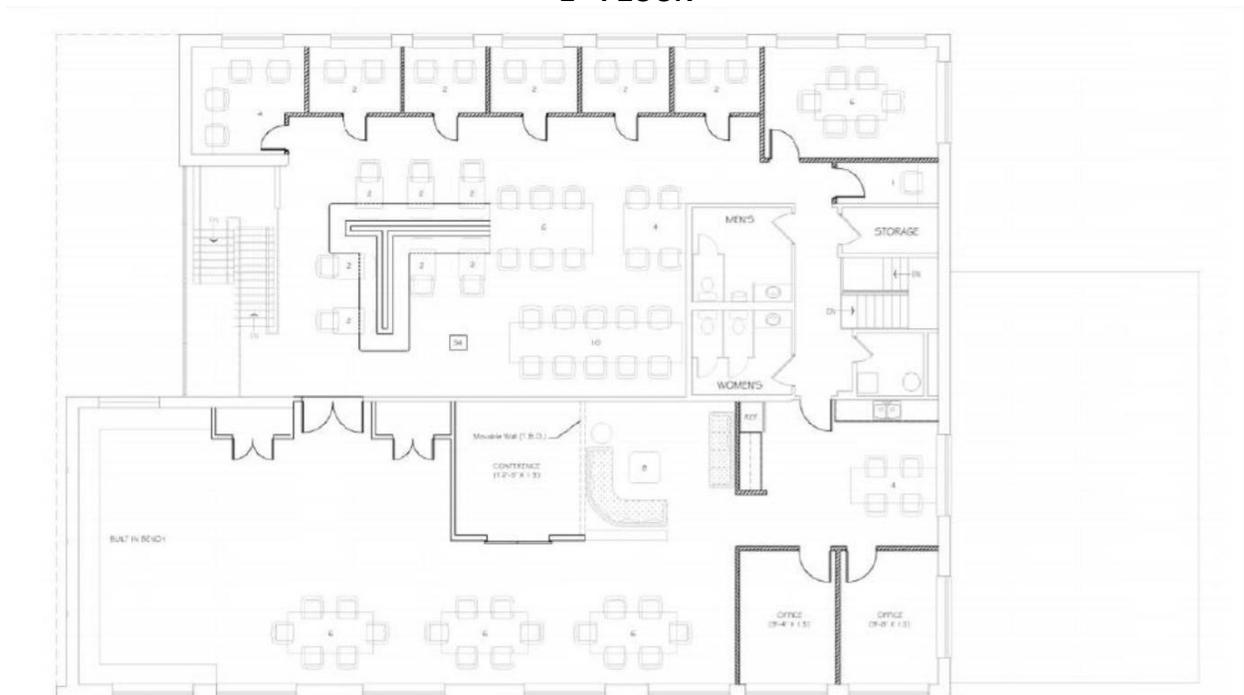
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# FLOOR PLANS

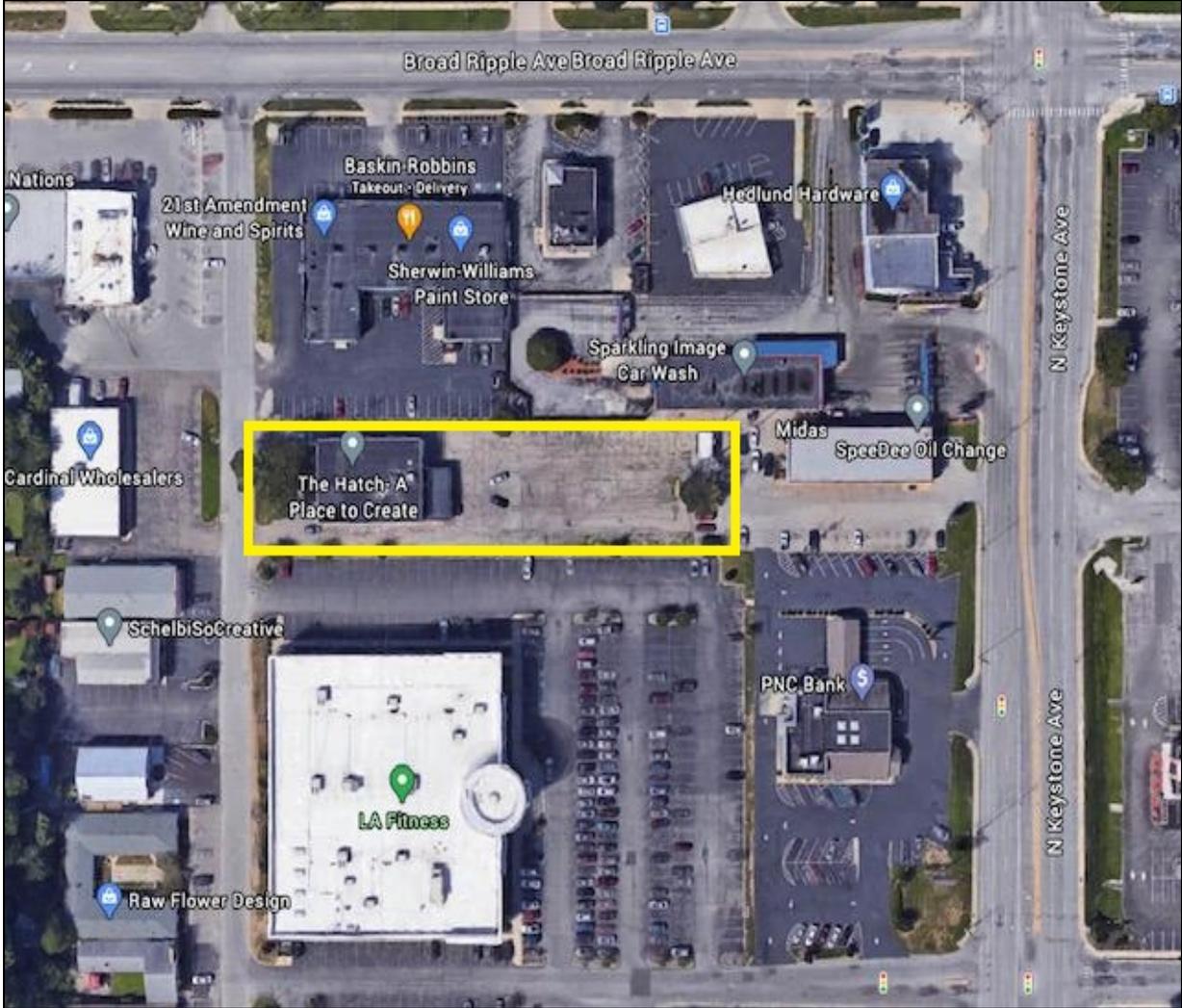
## 1<sup>ST</sup> FLOOR



## 2<sup>ND</sup> FLOOR



# AERIAL PHOTO



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