

**SALE**

## Two-Parcel Office and Land Opportunity

**10620 BELLEFONTAINE STREET**

Carmel, IN 46280

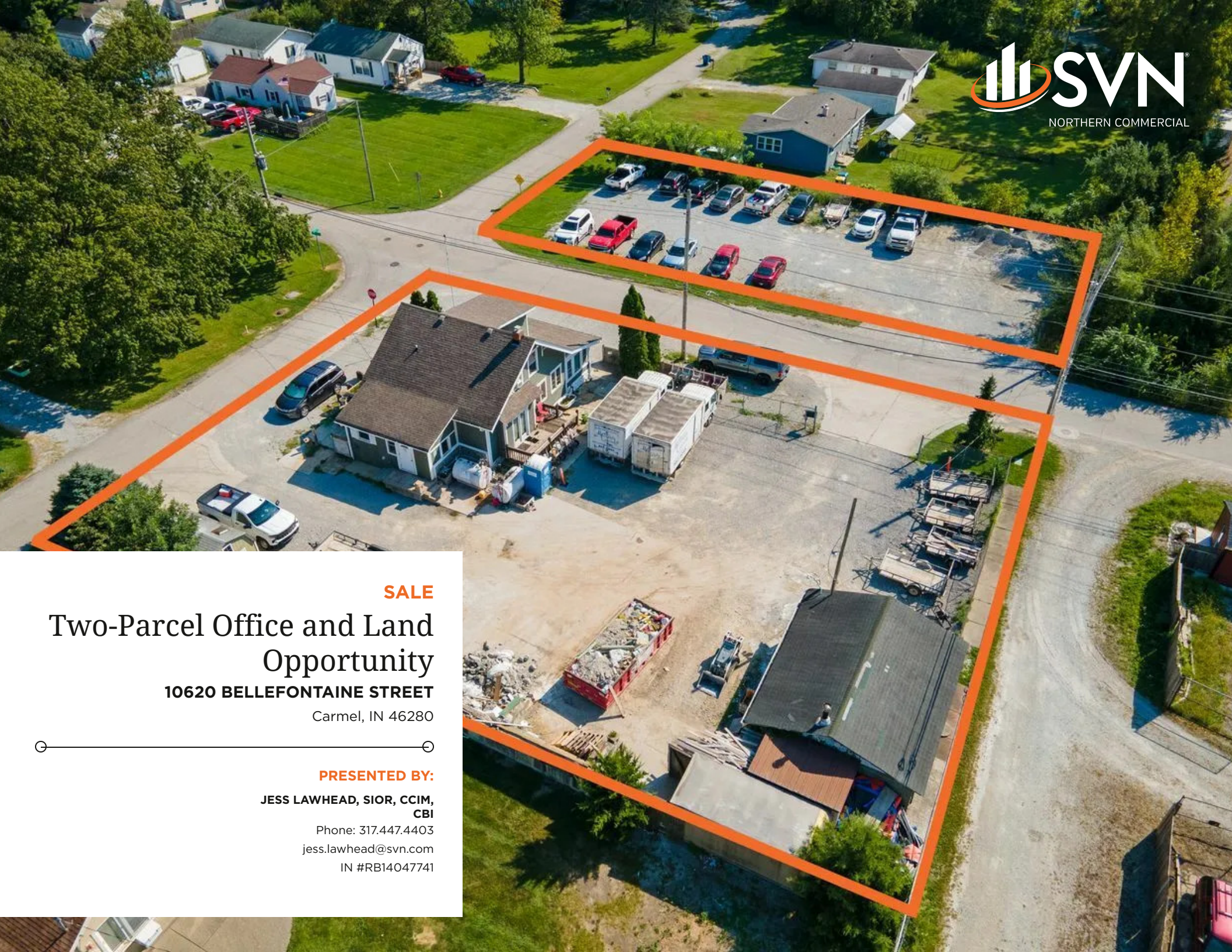
**PRESENTED BY:**

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IN #RB14047741





# PROPERTY SUMMARY



## OFFERING SUMMARY

|                |           |
|----------------|-----------|
| SALE PRICE:    | \$750,000 |
| BUILDING SIZE: | 2,326 SF  |
| LOT SIZE:      | 0.5 Acres |
| YEAR BUILT:    | 1920      |
| RENOVATED:     | 2018      |
| ZONING:        | B7 & R3   |

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## PROPERTY DESCRIPTION

SVN | Northern Commercial is pleased to present 10620 Bellefontaine Street, a unique two-parcel opportunity featuring a 2,326 SF office building on a 0.31-acre B-7 zoned parcel with ample on-site parking, a garage, and storage sheds. The office building features a dedicated reception area, five private offices, three bathrooms, a conference area, and a kitchenette. Also included is a separate 0.19-acre parcel located directly across Bellefontaine Street and zoned R-3, which is currently utilized for additional parking and offers potential for future development, subject to applicable zoning requirements and approvals. Together, the parcels provide approximately 0.50 acres with substantial parking and flexible space for a variety of business needs in Carmel.

## PROPERTY HIGHLIGHTS

- 2,326 SF office building on 0.31 acres, zoned B-7
- Additional 0.19-acre R-3 zoned parcel across Bellefontaine Street
- Five private offices, reception area, conference area, kitchenette, and three bathrooms
- Ample on-site parking with fenced parking on the office parcel and additional parking across the street
- Additional parcel currently used for parking with potential for future development
- Convenient access to Keystone Parkway, U.S. 31, and I-465, with nearby retail, restaurants, professional services, and the Monon Trail



## ADDITIONAL PHOTOS



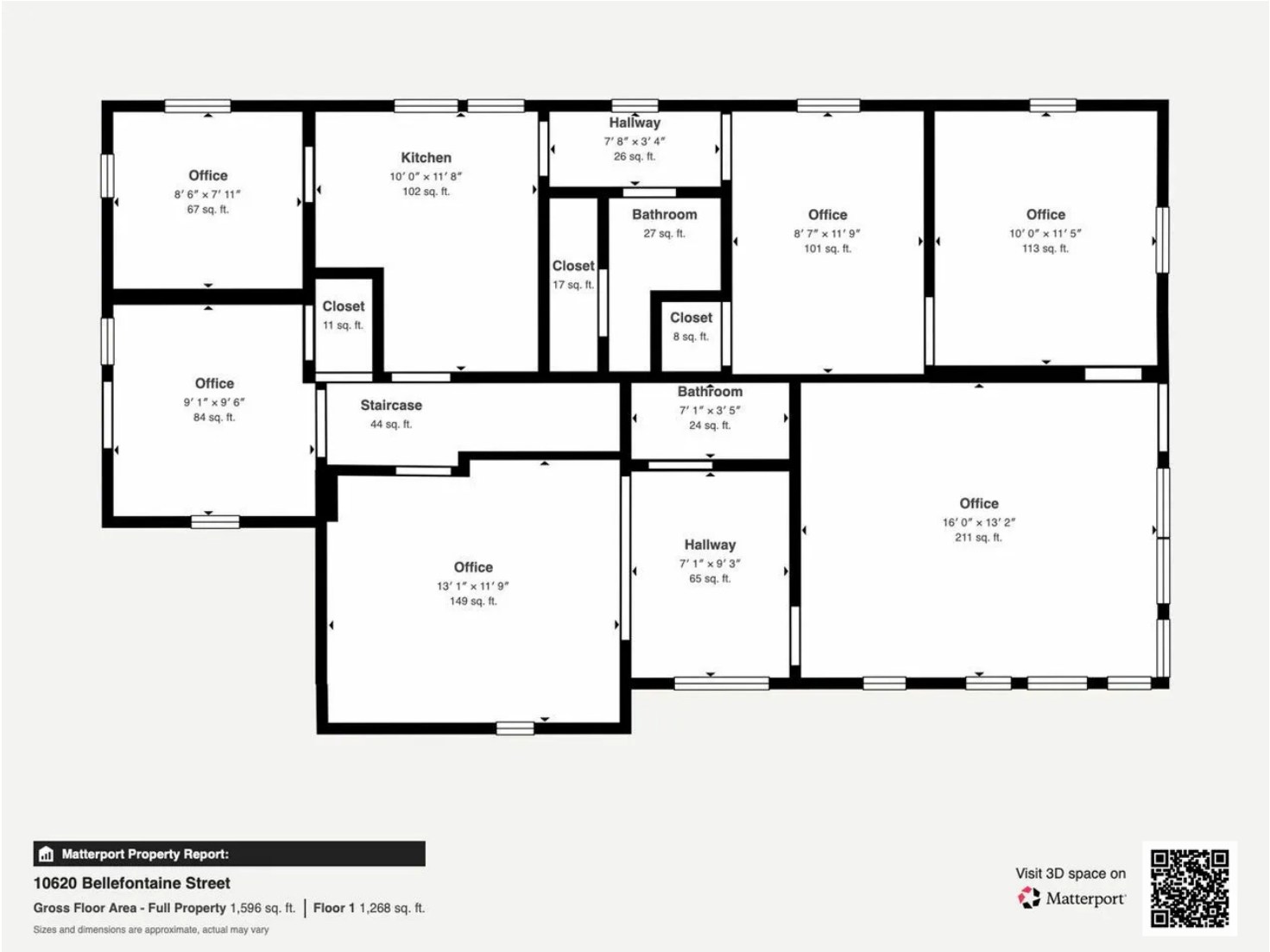
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**TWO-PARCEL OFFICE, LAND, & FENCED STORAGE | 10620 Bellefontaine Street Carmel, IN 46280**

**SVN | NORTHERN COMMERCIAL 3**

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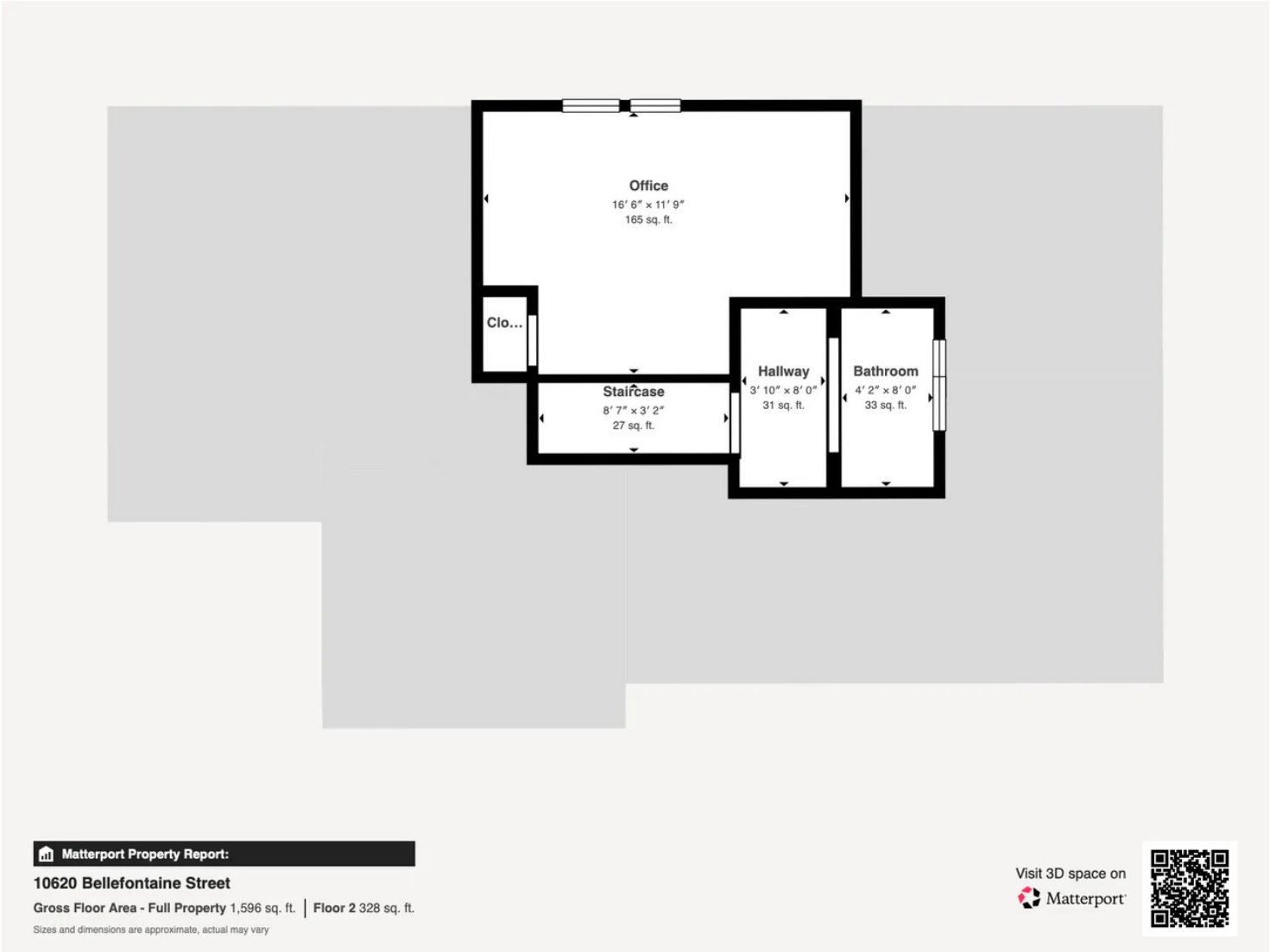
FIRST FLOOR



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3D TOUR

SECOND FLOOR



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3D TOUR



## RETAILER MAP



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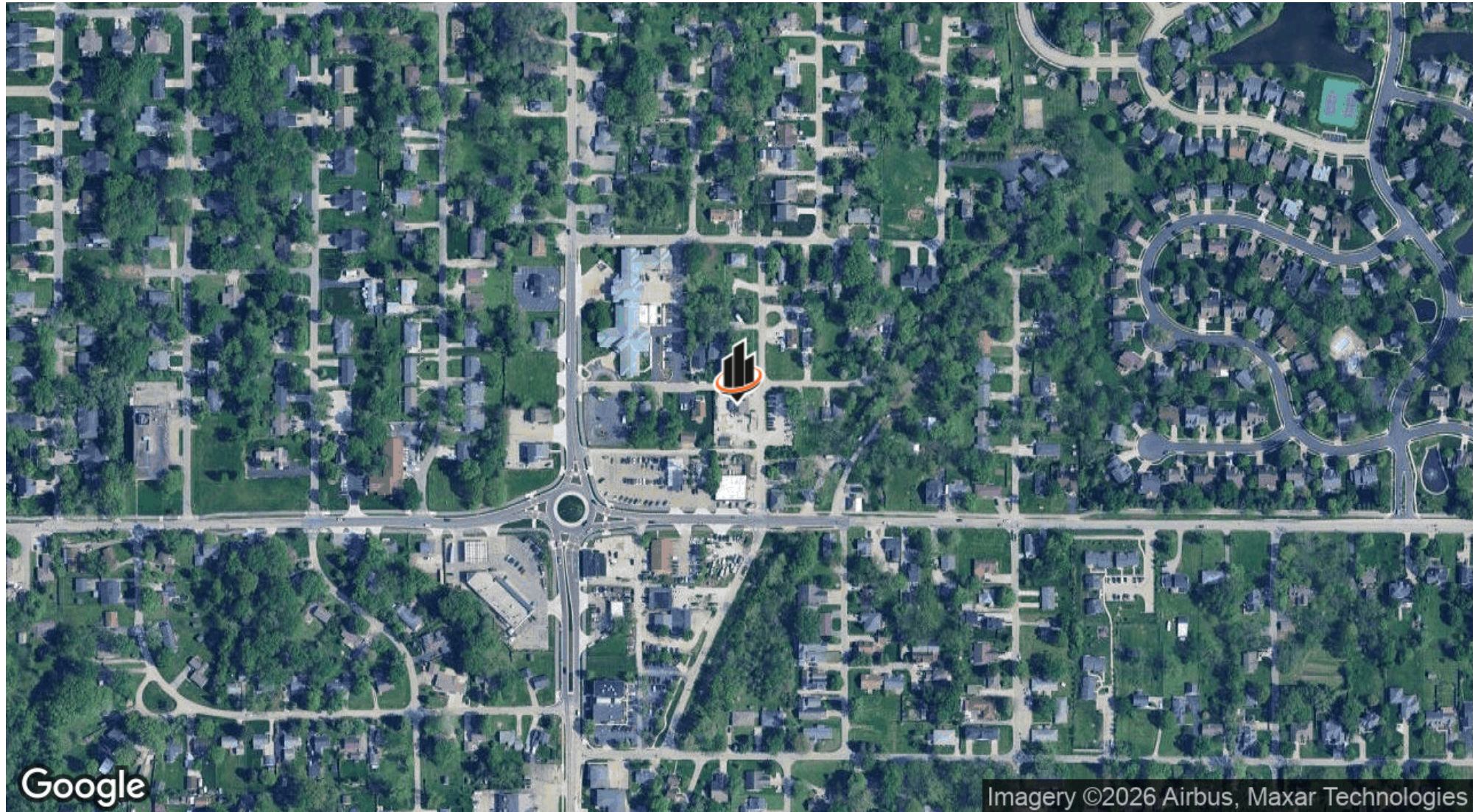
**TWO-PARCEL OFFICE, LAND, & FENCED STORAGE | 10620 Bellefontaine Street Carmel, IN 46280**

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## LOCATION MAP



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