

SALE

Two-Parcel Office, Land, & Fenced Storage Opportunity

10620 BELLEFONTAINE STREET

Carmel, IN 46280

PRESENTED BY:

**JESS LAWHEAD, SIOR, CCIM,
CBI**

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jess.lawhead@svn.com

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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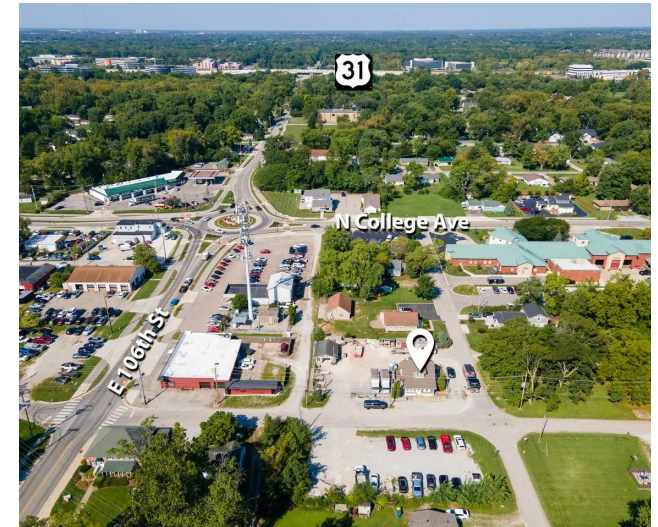
PROPERTY DESCRIPTION

SVN | Northern Commercial is pleased to present 10620 Bellefontaine Street, a unique opportunity to acquire a 2,326 SF office building on a 0.31-acre B-7 zoned parcel with on-site parking, fenced outdoor storage, 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 overflow parking and offers potential for future development, subject to applicable zoning requirements and approvals. The combined offering includes approximately 0.50 acres across both parcels, providing a versatile combination of office space, parking, and outdoor storage 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
- On-site parking, fenced outdoor storage, garage, and storage sheds
- Additional parcel currently used for overflow 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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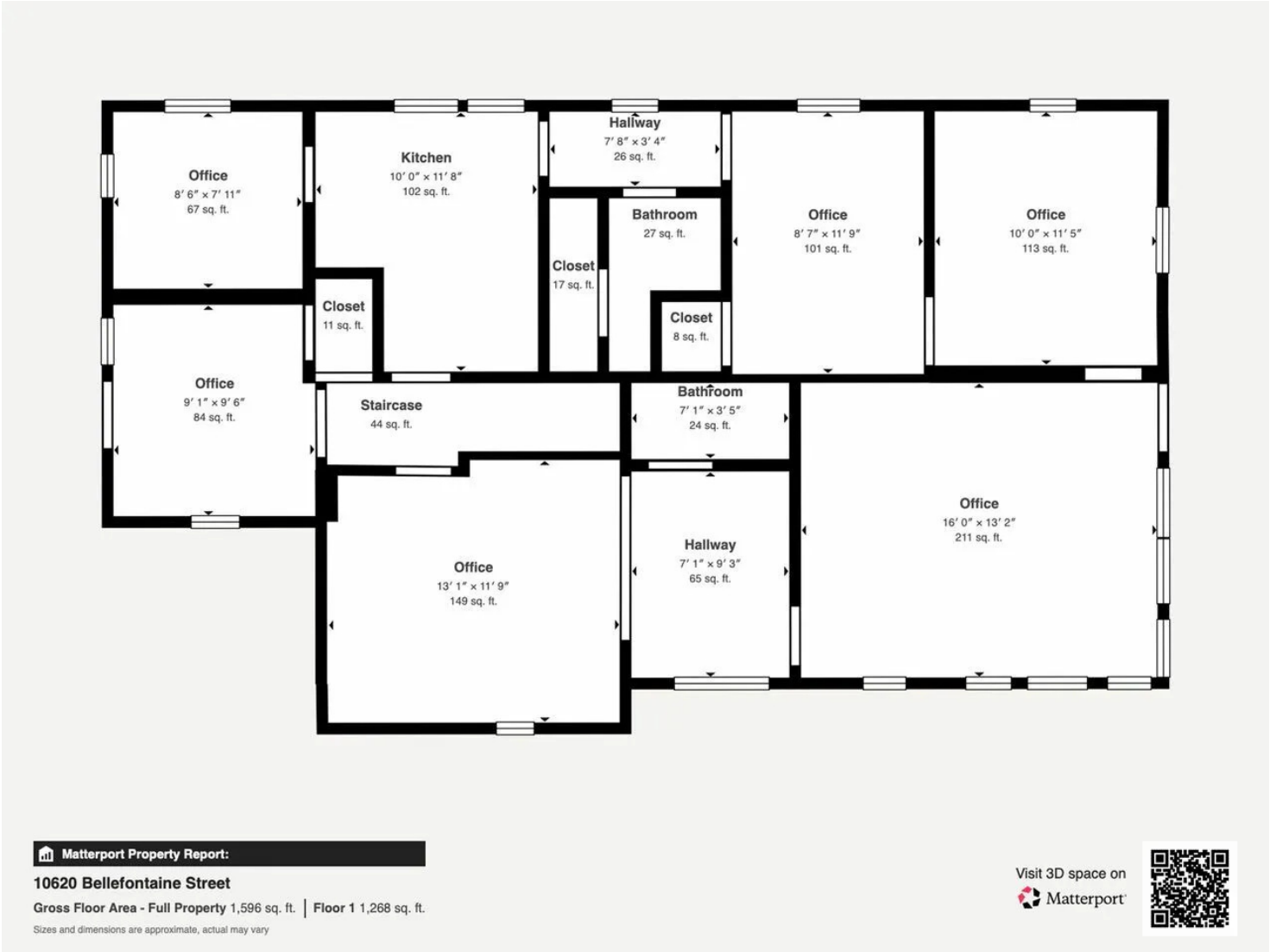
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TWO-PARCEL OFFICE, LAND, & FENCED STORAGE | 10620 Bellefontaine Street Carmel, IN 46280

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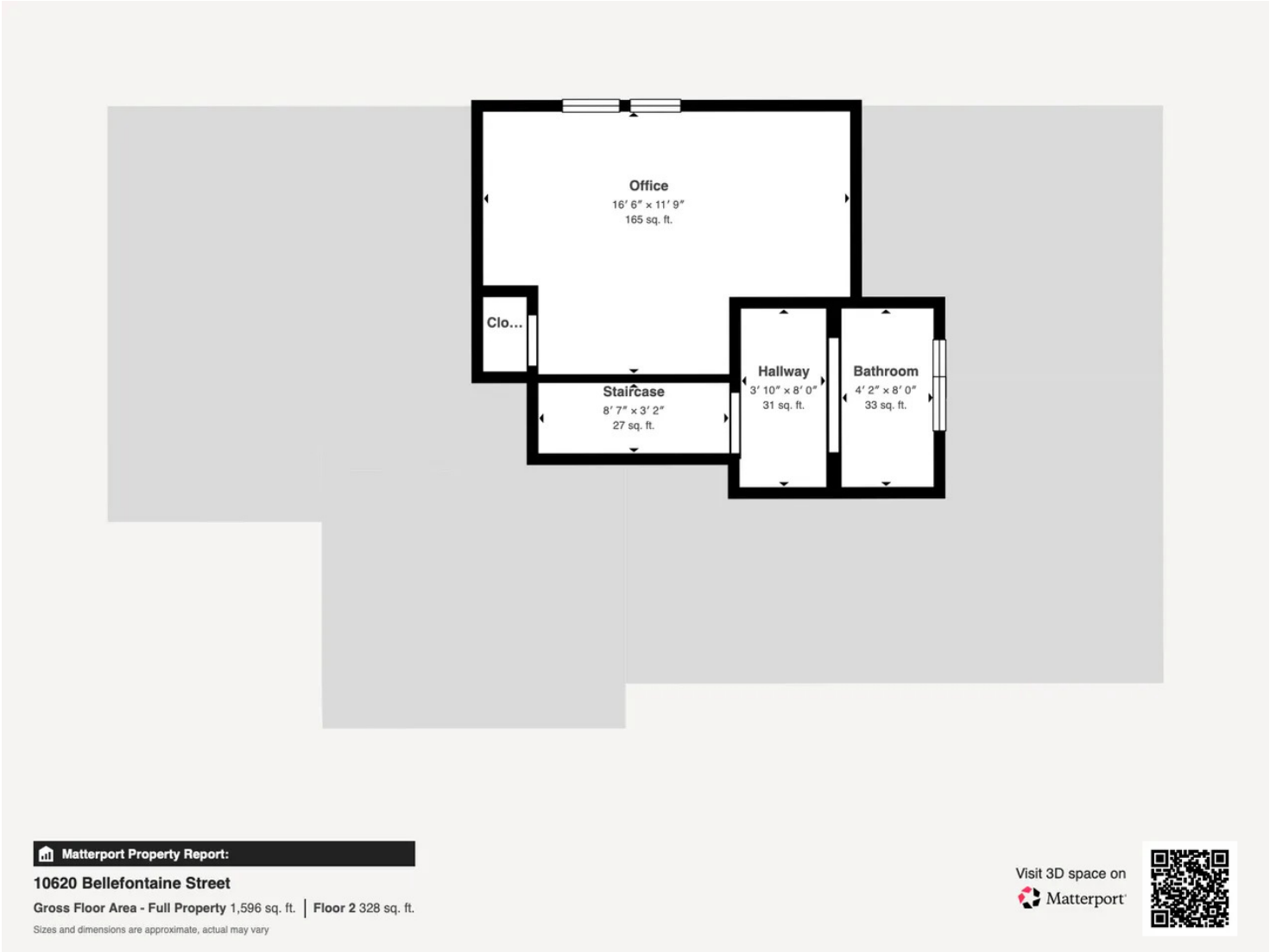
FIRST FLOOR



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3D TOUR

SECOND FLOOR



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3D TOUR

RETAILER MAP



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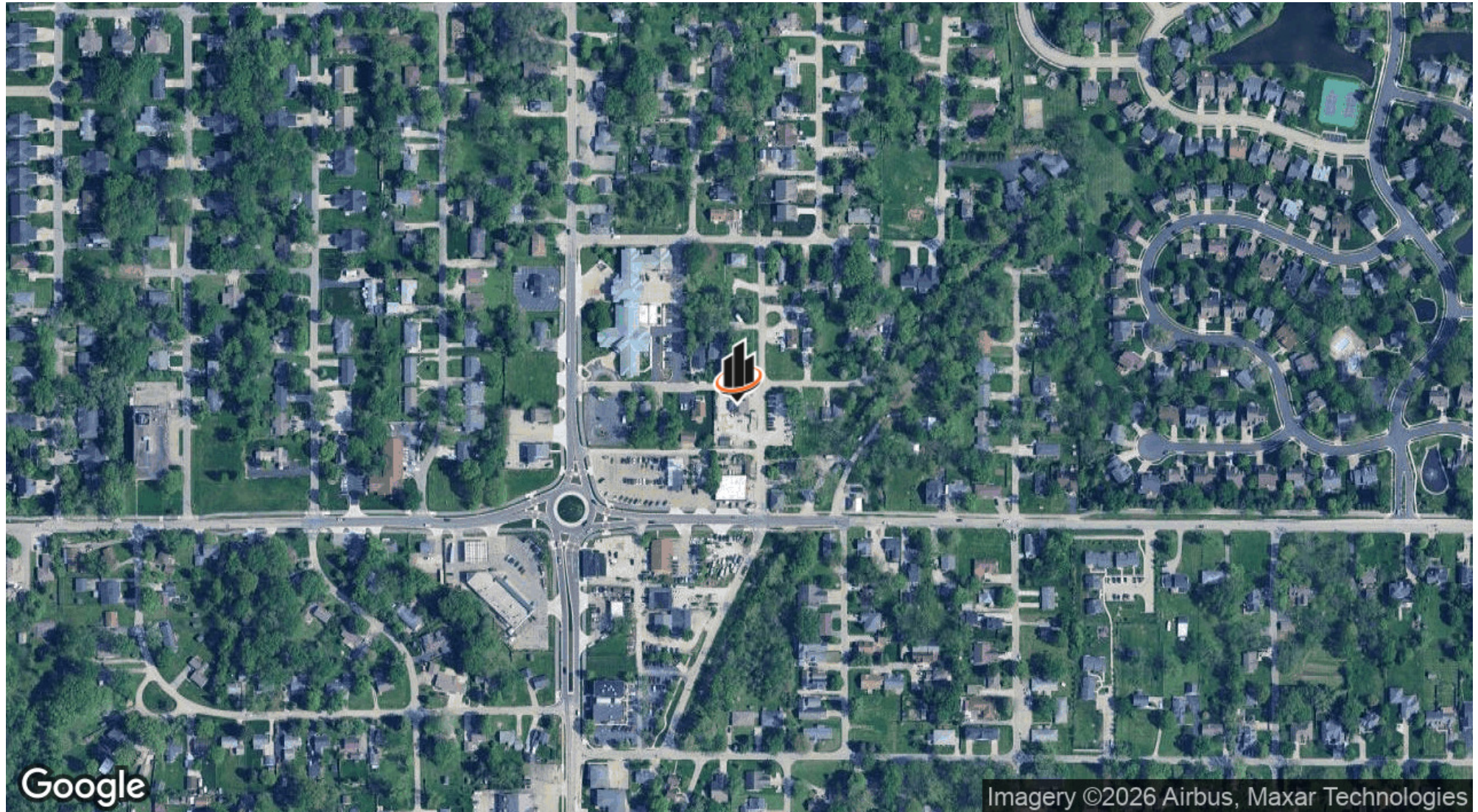
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LOCATION MAP



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