

# FOR SALE

## \$350,000



📍 100 E Main St, Greenwood, IN 46143

## Property Overview

Located on a prominent corner along Main Street just minutes from I-65, this two-story commercial building offers exceptional visibility and accessibility in Downtown Greenwood.

Renovations have already begun, creating a unique opportunity for an owner-occupant or investor to complete the space according to their vision. The flexible floor plan is suitable for a variety of commercial uses, including restaurants, cafes, retail boutiques, offices, and other establishments.

The property features approximately 2,429 square feet, room for on-site parking spaces, strong traffic exposure, and a highly recognizable location along one of Greenwood's primary commercial corridors. The second floor provides additional space for office, storage, or future expansion.



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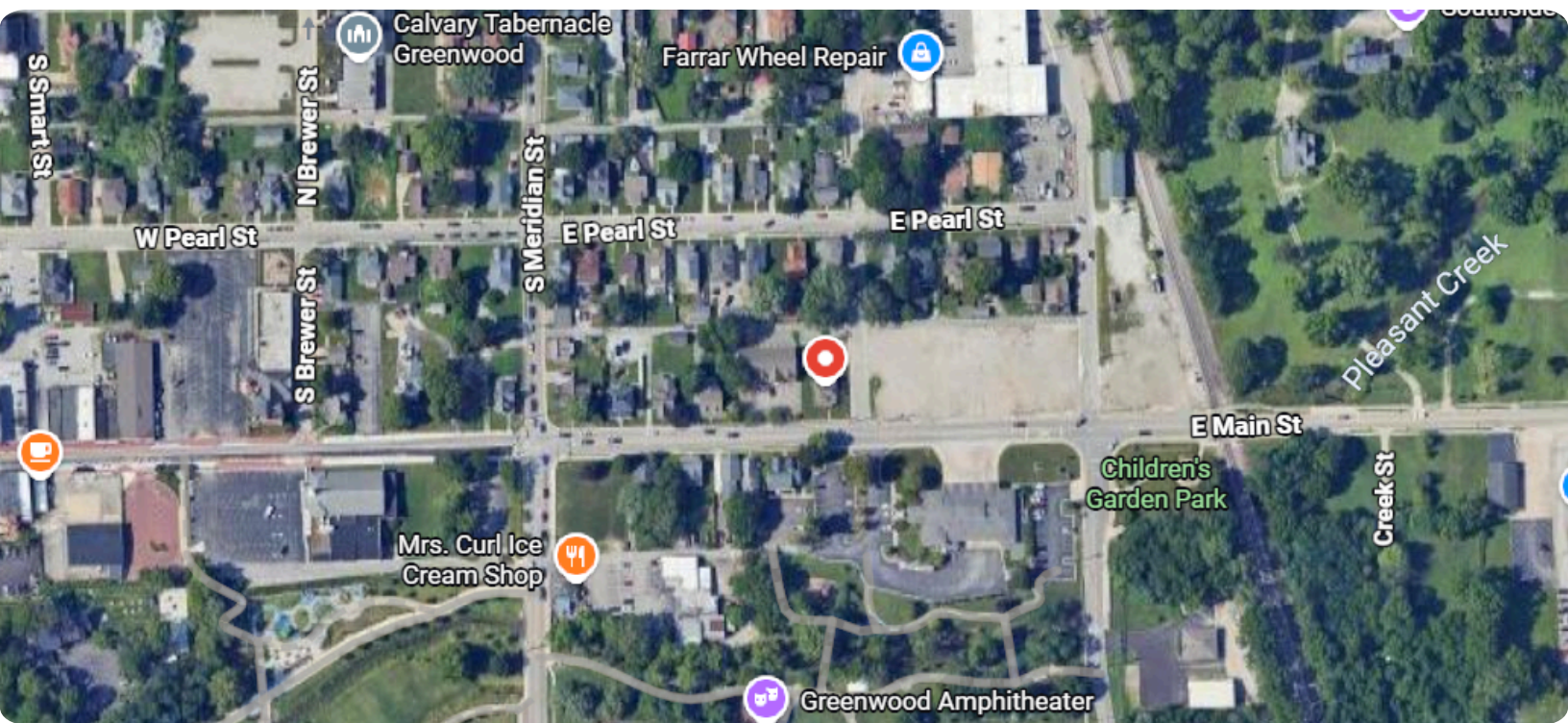
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## Property Highlights

- Prime corner location in Downtown Greenwood
- High visibility along Main Street
- Approximately 13,000 vehicles per day
- Just 1.2 miles from I-65 Exit 99
- Room for 4 on-site parking spaces
- Renovations have begun
- Flexible layout for office, retail, restaurant, café, boutique, or professional owner-occupant use
- Additional second-floor space for office, storage, or expansion
- Located in Greenwood's growing Riverfront District.

Liquor license may be available \*



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