



Active	Office	Commercial Large Zoning	Built 2016
Listing ID:	21986062	List Price:	\$2,350,000
Property Type:	Commercial Sale	Orig. List Price:	\$2,700,000
Subtype:	Office	List Date:	06/21/2024
Transaction Type:	For Sale	DOM/CDOM:	320/320
Building Name:		County:	Johnson

**Directions**

GPS Friendly

**Public Remarks**

Fantastic opportunity with combination medical office and retail space in a highly visible location at U.S. 31, just one block south of Smith Valley Rd. Greenwood, Indiana is one of the fastest growing Indy-Metro areas. Ample parking is available as well as signage. This investment opportunity is just blocks from the newly \$83 million dollar development of "The Madison". "The Madison's" luxurious, 18,700 plus sf design offers over 400 private residences, shopping and restaurants and is the very first of its kind for downtown Greenwood. Located right in the heart of Greenwood's ongoing efforts and investment to enhance the city's downtown area. Don't miss out on this lucrative and long-standing Investment Opportunity! Showings M-F must be 6:15 pm or after. Weekends are open.

**Private Remarks**

Showings M-F must be 6:15 pm or after. Weekends are open. Lockbox on table near staff entrance door on west side of building. Earnest\$ to be submitted via this safe, secure, free online payment service: c21movemoney.com - purchase property address & list agent name will be needed.

**Listing Details**

Area:	4102 - Johnson - Pleasant	# of Acres:	1.53
Legal Desc:	Pt Ne S5 T13 R4	Lot Size (SqFt):	66,647
Section/Lot Number:	/41-05-05-013-007.000-026	Divisible:	
		Price/Unit:	

**Property Overview**

Building Name:	Construction Materials:
Builder Name:	Roof:
# of Stories:	Building Utilities:
Space Available: 12,293	HVAC:
Min Contig:	Sprinkler:
Max Contig:	Traffic Count:
Ceiling Height:	Traffic Year:
Multi Tenant:	Parking Surface:
Anchors CoTenants:	Road Surface Type:
Signage:	Road Access:
	Road Frontage Type:
	Fence: /

**Units**

Unit	#This Type	Rent	Rent Freq	#Rms	#Bds	#Bths	Lvs	SqFt	PrmBd Dim	Kit Dim	Utilities	Misc
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**Tax/HOA**

Tax ID: 410505013007000026  
Semi Tax: \$563.00  
Tax Year Due: 2023

Existing Lease:  
Existing Lease Type:  
Remaining Term:  
Proposed Lease:  
Proposed Term:

**Contact & Contract Information**

List Type: Exclusive Right to Sell  
Listing Terms:  
Listing Date: 06/21/2024  
Entered: 06/21/2024  
Temp Off Mkt Date:  
Withdrawn Date:  
Expiration Date: 06/21/2025  
Last Change Date: 03/20/2025  
List Office: CENTURY 21 Scheetz  
List Agent: Mark Linder  
List Agent Phone: (317) 514-6275  
List Agent Email: marklinderteam@c21scheetz.com  
List Agent BLC ID: 10770  
Co-List Agent:  
Co-List Agent Phone:  
Co-List Agent Email:  
Co-List Agent BLC ID:  
Contact Num 1 Type:  
Contact Num 1 Name:  
Contact Num 1 Phone:

Possible Financing:  
Inspection Warranties:  
Disclosures:  
Other Disclosures:  
Possession: Negotiable  
List Office: CENTURY 21 Scheetz  
List Office Phone: (317) 881-2100  
List Office BLC ID: CESC02  
Contact Num 2 Type:  
Contact Num 2 Name:  
Contact Num 2 Phone:

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Prepared By: Makenzie Landers | CENTURY 21 Scheetz | 05/06/2025 01:50 PM