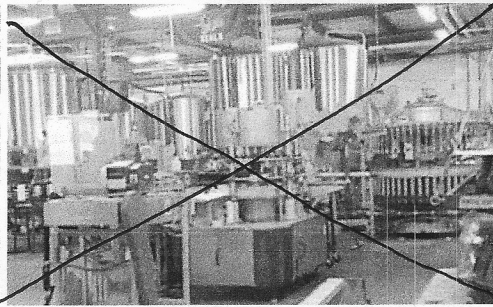
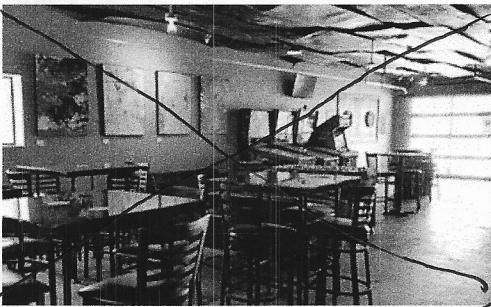


1301, 1335 Barth Avenue & 1310 Shelby Street
 Fountain Square, Indianapolis



FOR SALE - ~~\$1,790,000~~ \$1,690,000 \$1,590,000

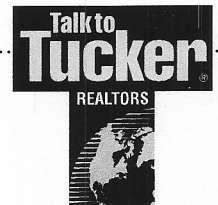
1301 Barth Avenue and 1310 Shelby Street may be purchased together with an asking price of ~~\$1,390,000~~ \$1,290,000

- Approx. 11,060 sf retail/warehouse building (currently leased) as a brewery/bar with multiple overhead doors, outdoor stage + parking lot; extra commercial lot facing Shelby Street.; plus approx. 1,977 sf. (includes basement), nicely updated 3 bedroom, 2 bath rented house with deck and 3 parking spaces (interior pictures available) in popular Fountain Square.
- (1301 Barth) .57 +/- acre, 27-car paved parking (zoned CS); plus (1310 Shelby) adjacent .088 +/- acre lot fronting Shelby Street (zoned MU1); plus (1335 Barth) adjacent 3,040 +/- sf corner lot (zoned D5 & CS).
- Sits 2 blocks south of Virginia Avenue, in the midst of a growing retail area with new apartment buildings.
- Consider 1301 Barth as retail/warehouse/flex/special use for a new owner/tenant.
- Suited for user or investor
- Sellers are motivated.
- 1301 Barth: Currently a brewery/bar - 2026 rent, \$8,357.55/month NNN.
- 1335 Barth: Projected rent for 2026, \$2,100/month. Rented @ \$2,050/mo
- 1301 Barth: Large water lines, wide column spacing, high ceilings, gas heat, heavy concrete floors and private offices. 400 amp, 3-phase power.
- Eight 12' overhead doors face alley at rear with one smaller overhead door at main entrance.
- Portion of roof is metal and portion is rubber membrane.
- Front porch area and stage offers outdoor seating and entertainment venue.
- Tenant's furniture, equipment, trade name and fixtures not included.
- Current 1301 Barth lease expires January 31, 2026.
- Current 1335 Barth lease expires April, 2026.

This information has been obtained from sources deemed reliable; however it has not been verified and neither owner nor the F.C. Tucker Company, its agents, employees or affiliates make any explicit or implied guarantee, warranty or representation about the information provided herein. Any party or parties contemplating a real estate or other transaction involving this property should conduct a complete independent investigation of the property to determine the suitability and condition of the property for intended needs.

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