THE VERANDA

URBAN MIXED-USE COMPOUND

OWN THE VIBE

725 E. 65TH STREET
INDIANAPOLIS, IN 46220

EXCLUSIVELY OFFERED BY:
metaCRE
6500 Westfield Blvd.
Indianapolis, IN 46220

OFFERING MEMORANDUM

FOR MORE INFORMATION:
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THE OFFERING

NOW OFFERED AT
$ 3,995,000

INVESTMENT HIGHLIGHTS

- Immediate acquirer occupancy opportunities.
- Four-story boutique office/retail lifestyle complex.
- Located in Broad Ripple Village, 1 of only 7 recognized cultural districts in Indianapolis.
- Steps from the Monon Trail.
- Established tenants (Bobby Cooper Salon, Barre Ripple Movement, Absolute Endodontics) with below-market rents.
- Two Red Line stops within 2 blocks either direction on College Avenue.

PROPERTY SUMMARY

Address: 725 E. 65th Street
Indianapolis, IN 46220

Total SF: 11,873 SF*:

- 9,506 SF - Veranda, 4-story bldg.
- 1,687 SF - Commercial bungalow
  - 6418 Carrollton Ave.
- 680 SF - Garage/storage bldg.
  - 6421 N. College Ave.

Land Size: .39 AC/17,084 SF

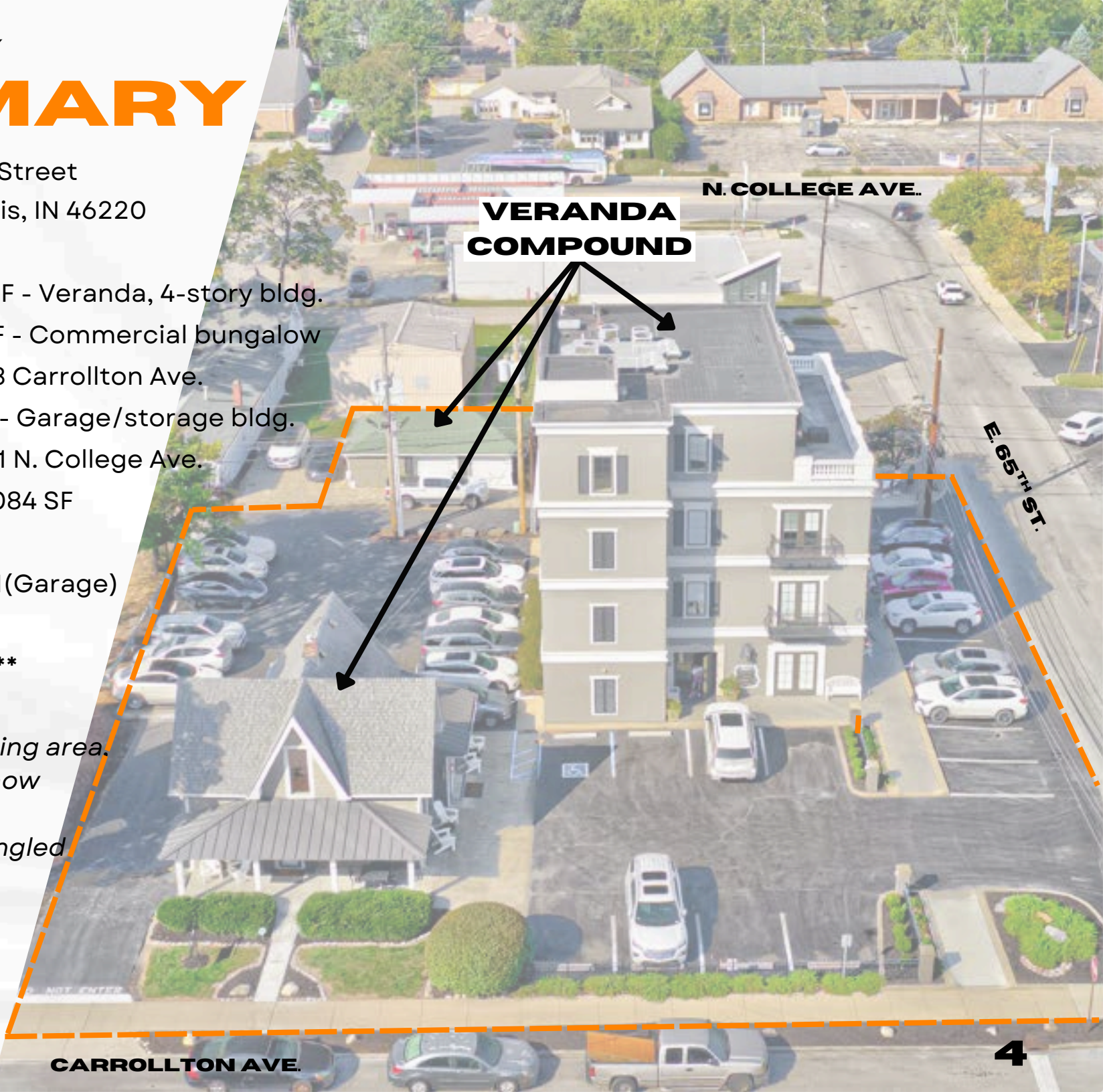
County: Marion

Zoning: MU2 & MU1(Garage)

Year Built: 2006

Parking: 32 spaces**

**shown as gross building area. leased premises SF show variances.*
***additional off site angled parking on 65th St.*



VERANDA COMPOUND

PHOTOS

VERANDA COMPOUND

PHOTOS

TENANT
PROFILES

Suite 100

2,235 SF

Exp: 3/31/2029

Option: (1), 5 - Year

Since 2007, Bobby Cooper Salon has been one of Indiana's premier luxury hair studios, offering precision cuts, custom color transformations, and restorative treatments.

Suite 200

2,114 SF

Exp: 11/30/2028

Option: None

A vibrant fitness studio in Broad Ripple offering barre, cycle, and interval classes designed to strengthen, tone, and energize every body.

Suite 400

2,160 SF

Exp: 10/31/2027

Option: None

Since 2011, Indianapolis' trusted endodontic care practice, providing root canal therapy, treatments for cracked or infected teeth, dental implants and advanced solutions with compassion and precision.

*Suite 300 is currently vacant and available, 2,484 SF.

FINANCIAL OVERVIEW

2026 RENT ROLL

Tenant	Size SF	Lease Expiration	Rent PSF	Rent Annual	CAMIT Annual	Options Remaining
Bobby Cooper Salon - Level 1	2,235	3/31/2029	$29.15	$65,150.28	$9,239.97	1 (5-Year)
Barre Ripple Movement - Level 2	2,114	11/30/2028	$23.81	$50,341.75	$14,326.58	None
Vacant - Level 3 (Proforma Gross)	2,484		$38.00	$94,392.00	$0.00	
Absolute Endodontics - Level 4	2,160	10/31/2027	$28.33	$61,201.99	$12,765.60	None
Bungalow - 6418 N. Carrollton Ave. (Gross)	1,687	MTM	$35.56	$60,000.00	$0.00	
Garage/Storage - 6421 N. College Ave.	680		$18.00	$12,240.00	$0.00	None
Total Rental Income	**11,360**			**$343,326.02**	**$36,332.15**	
CAMIT Recoveries				**$36,332.15**		
Gross Proforma Income				**$379,658.17**		

2026

PROFORMA

Gross Proforma Income	**$379,658.17**
Expenses	
Bank Fees	$240.00
Cleaning Service	$8,320.00
Elevator	$2,219.57
Landscaping and Groundskeeping	$4,972.43
Office Supplies	$72.94
Painting	$254.51
Snow Removal	$1,000.00
Trash Removal	$2,833.02
Repairs and Maintenance	$13,723.18
Security	$4,056.15
	$37,691.80
Property Taxes	$36,103.76
Insurance Expense	$12,074.77
Utilities	$17,329.91
	$65,508.44
Total Expenses	**$103,200.24**
Net Operating Income	**$276,457.93**

	Veranda	Bungalow
Property Taxes	$29,007.22*	$7,096.54
Insurance Expense	$8,726.77	$3,348.00
Utilities	$12,013.52	$5,316.39

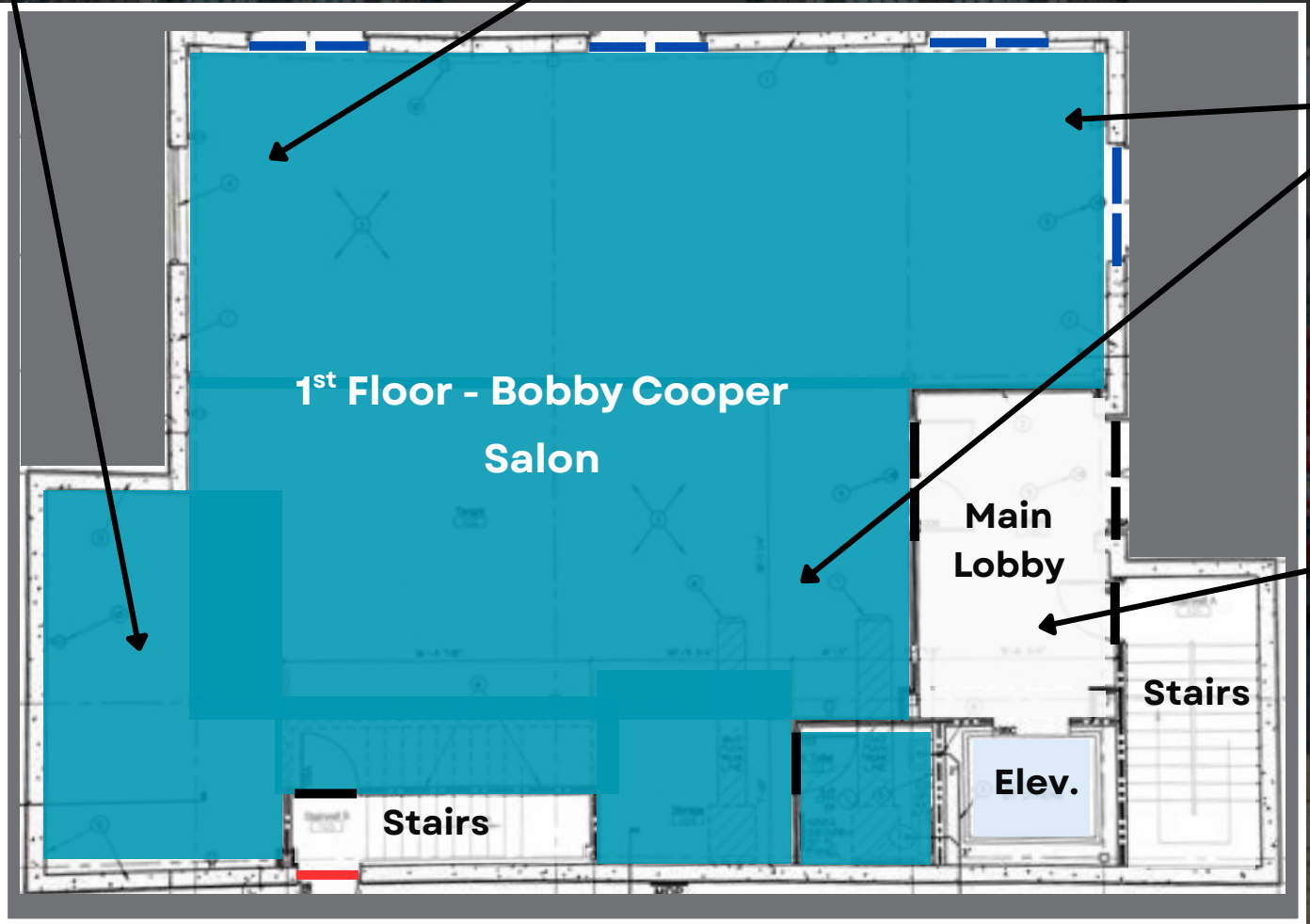
*Veranda property tax Includes the garage/storage unit

PURCHASE SUMMARY

PURCHASE PRICE	**$3,995,000**
NET OPERATING INCOME	**$276,457**
CAP RATE (PROFORMA)	**6.9%**
PRICE PER SF	**$336/SF**

VERANDA

1ST FLOOR



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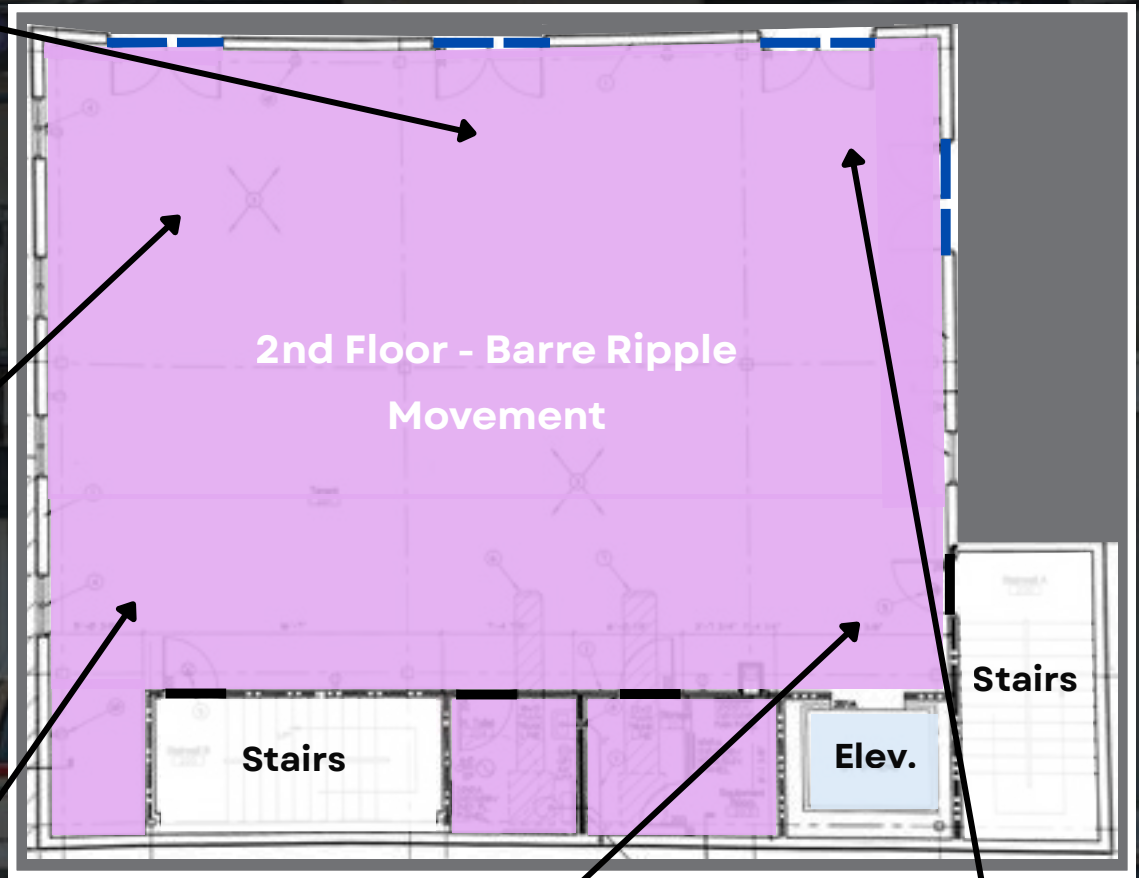
2ND FLOOR



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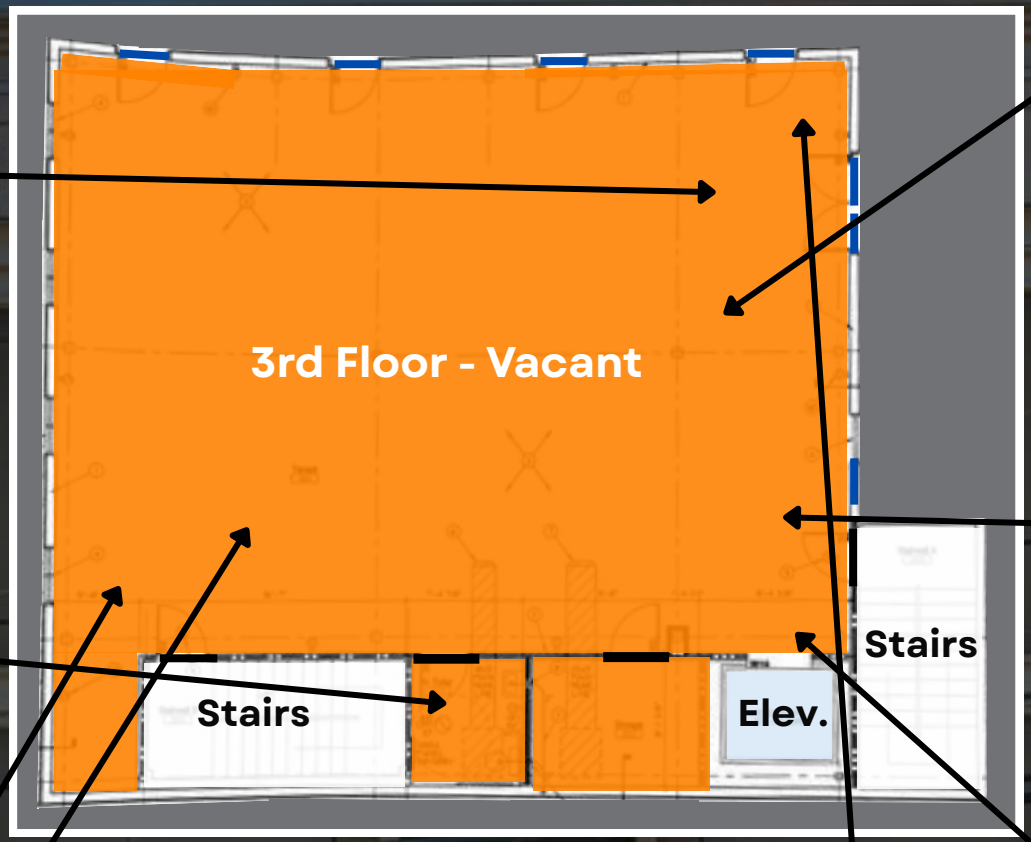
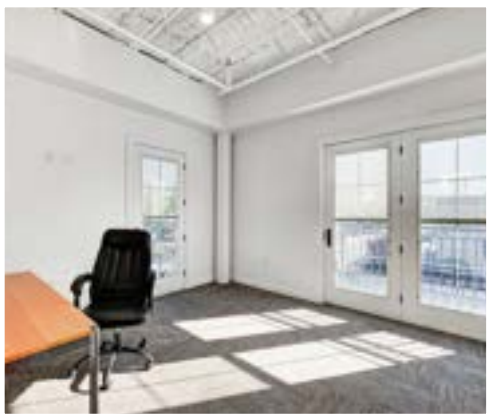
3RD FLOOR





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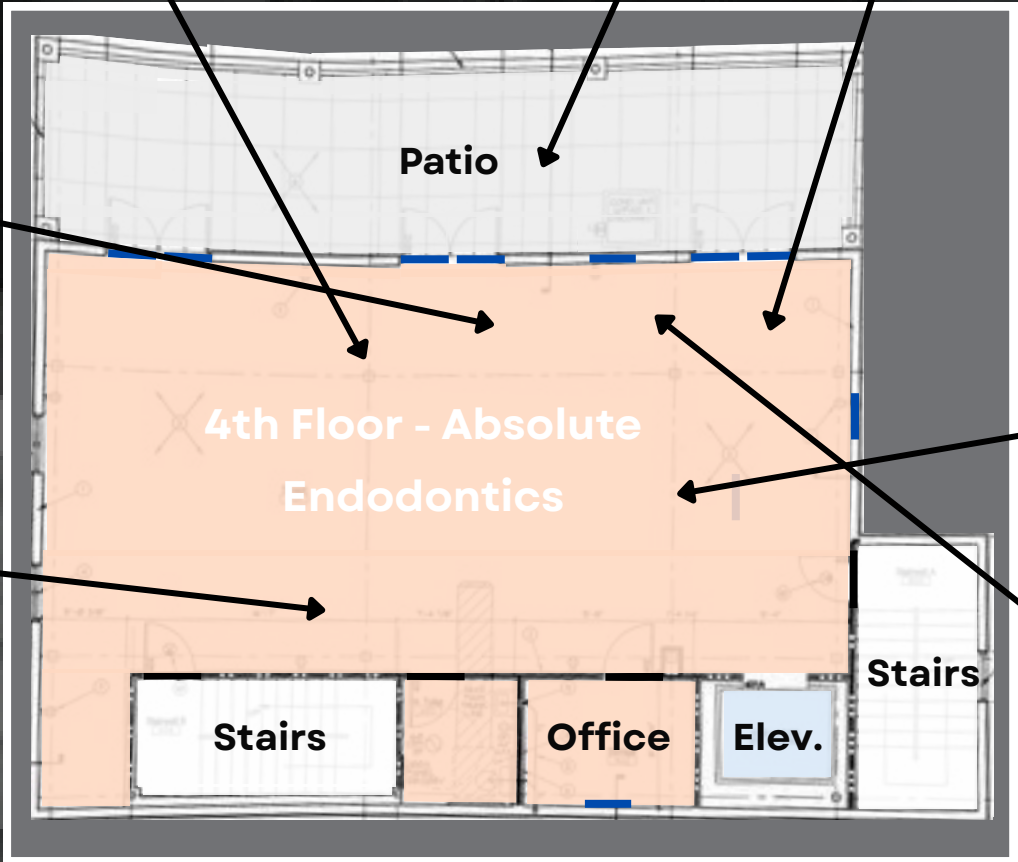
4TH FLOOR



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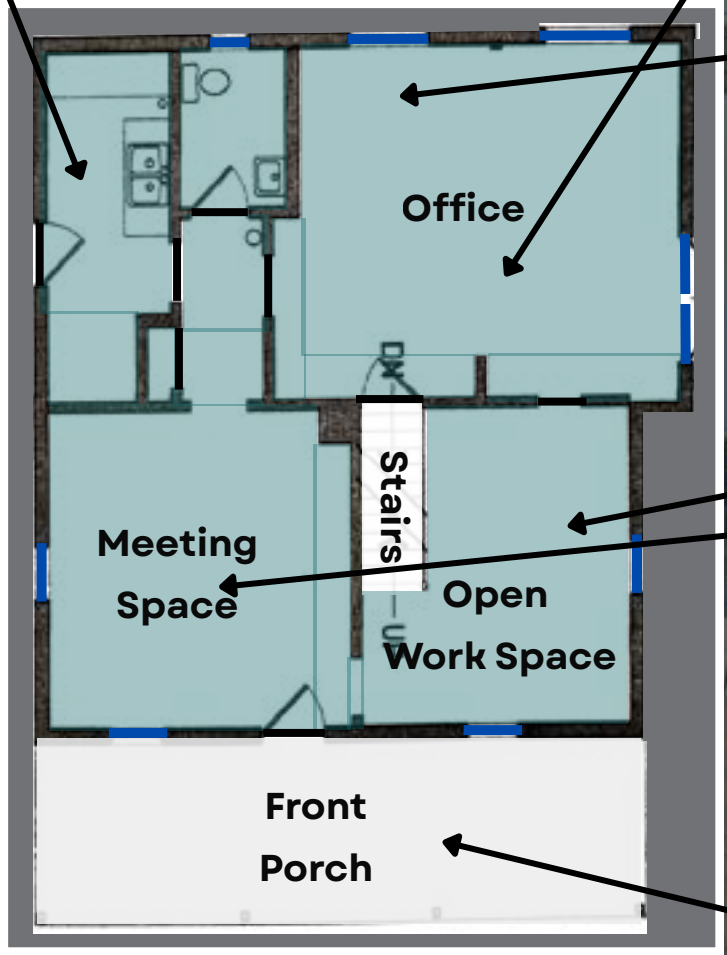

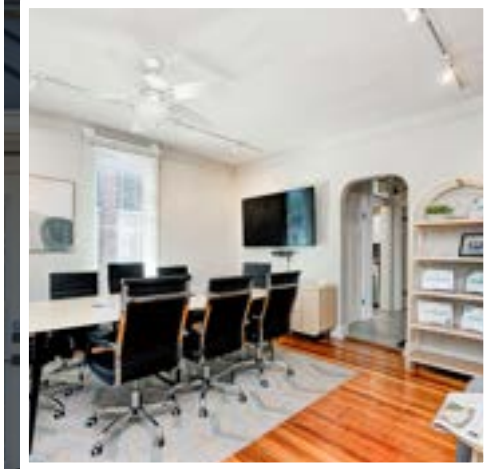

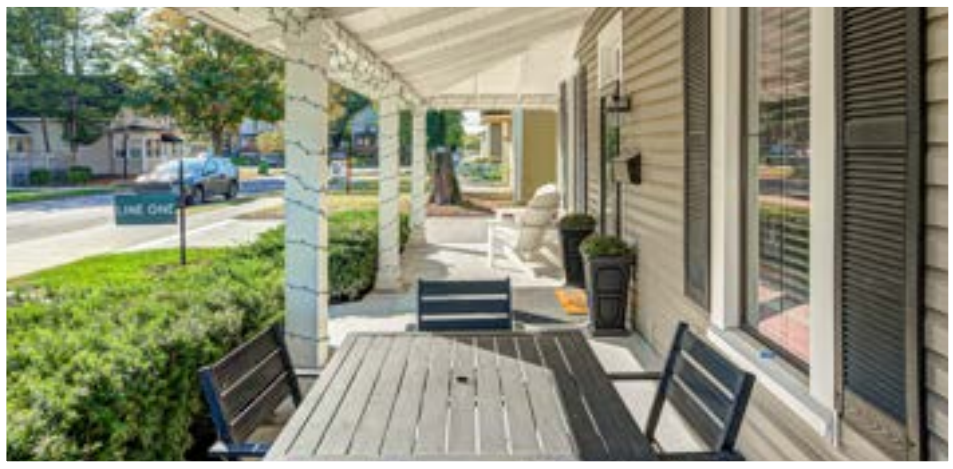

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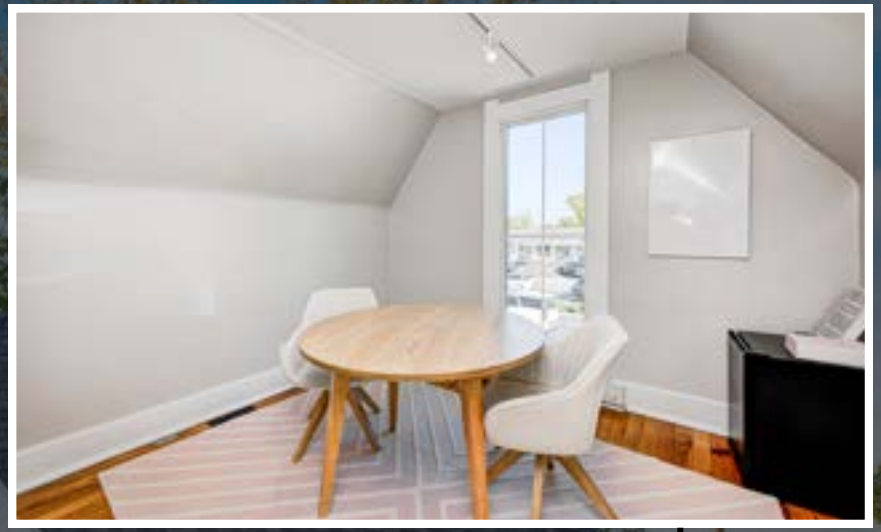
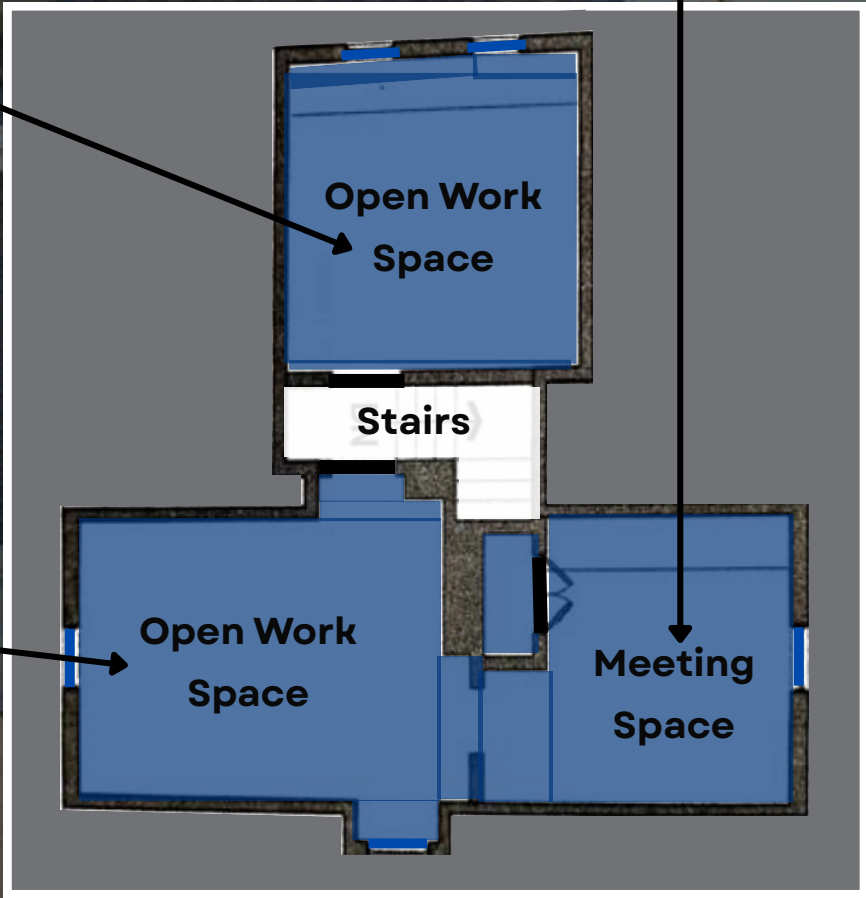
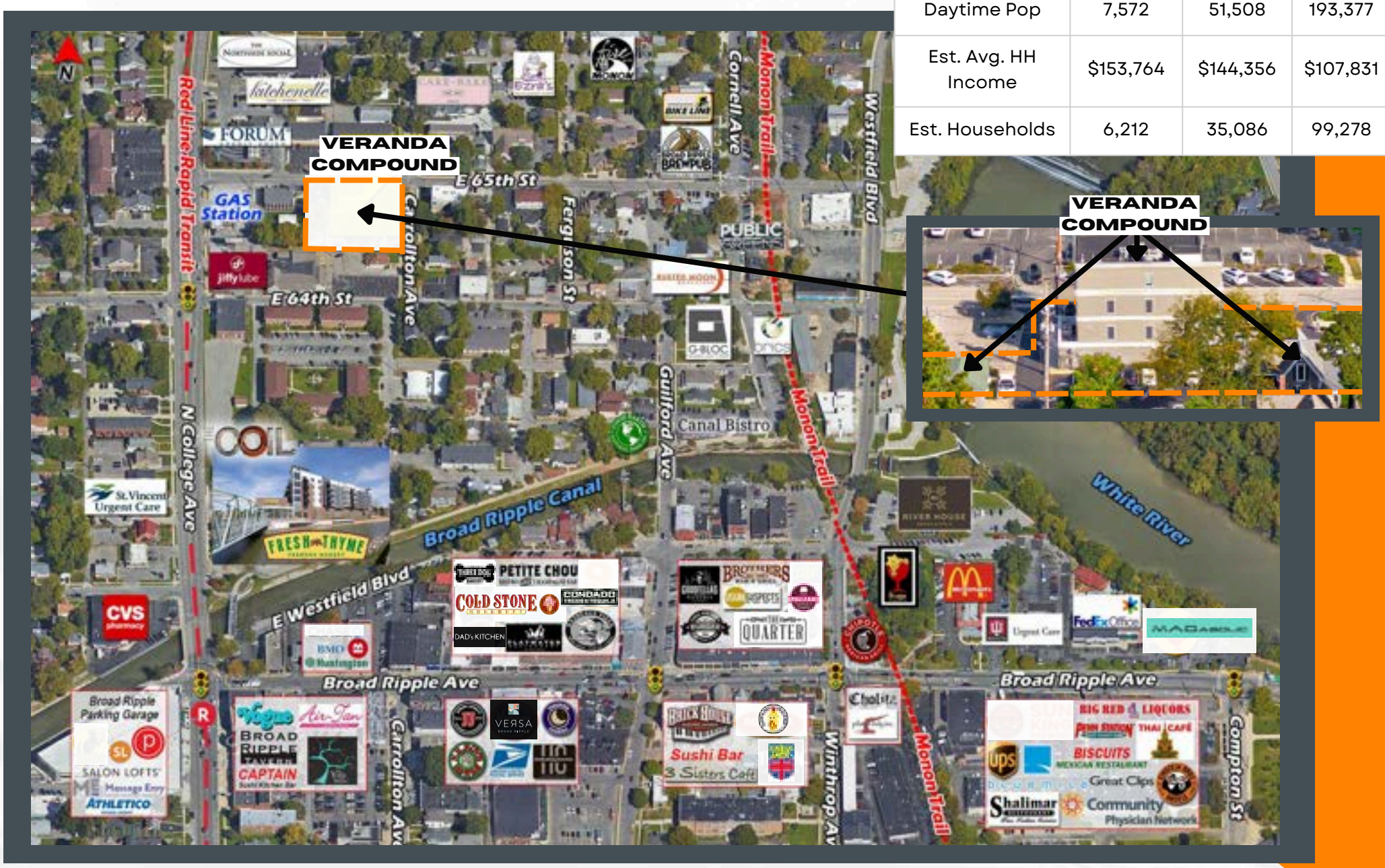
2ND FLOOR





MARKET OVERVIEW

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	11,746	77,259	221,230
Daytime Pop	7,572	51,508	193,377
Est. Avg. HH Income	$153,764	$144,356	$107,831
Est. Households	6,212	35,086	99,278



SALE

COMPARABLES

01.

6434 N. College Ave.
Indianapolis, IN 46220
Date Sold: 7/7/2025
Sale Price: $1,525,000
RBA: 7,461 SF (87% Leased)
Land Area: .72 AC/31,363 SF
Year Built: 1971

02.

6417 Carrollton Ave.
Indianapolis, IN 46220
Date Sold: 8/12/2025
Sale Price: $550,000
RBA: 2,516 SF (100% Leased)
Land Area: .17 AC/7,405 SF
Year Built: 1902

03.

6366 Guilford Ave.
Indianapolis, IN 46220
Date Sold: 3/28/2025
Sale Price: $2,850,000
RBA: 8,616 SF (100% Leased)
Land Area: .34 AC/14,810 SF
Year Built: 1964

04.

815 E. 65th St.
Indianapolis, IN 46220
Date Sold: 8/19/2022
Sale Price: $2,200,000
RBA: 5,548 SF (100% Leased)
Land Area: .16 AC/7,063 SF
Year Built: 2009

SALES	PRICE/SF	PRICE/AC
01.	$204.40	$2,118,069
02.	$218.60	$3,235,381
03.	$330.78	$8,382,579
04.	$396.54	$13,568,172
05.	$385.77	$24,181,120
AVG	**$307.22**	**$10,297,064**

05.

841 E 64th St.
Indianapolis, IN 46220
Date Sold: 3/8/2023
Sale Price: $9,250,000
RBA: 23,978 SF (100% Leased)
Land Area: .38 AC/16,663 SF
Year Built: 2021

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