

FOR SALE



**6943 MONROE ST,
STOCKWELL, IN 47905**



PROPERTY FEATURES

Prime mixed-use investment in the heart of Stockwell. This versatile property offers two ground-level storefronts, an income-producing one-bedroom apartment, and a large upstairs ballroom/event space ready for light value-add updates. Located minutes from Lafayette in the growing Greater Lafayette metro, the building supports multiple revenue streams and strong local demand. Ideal for investors or owner-users seeking cash flow, flexibility, and long-term equity growth.

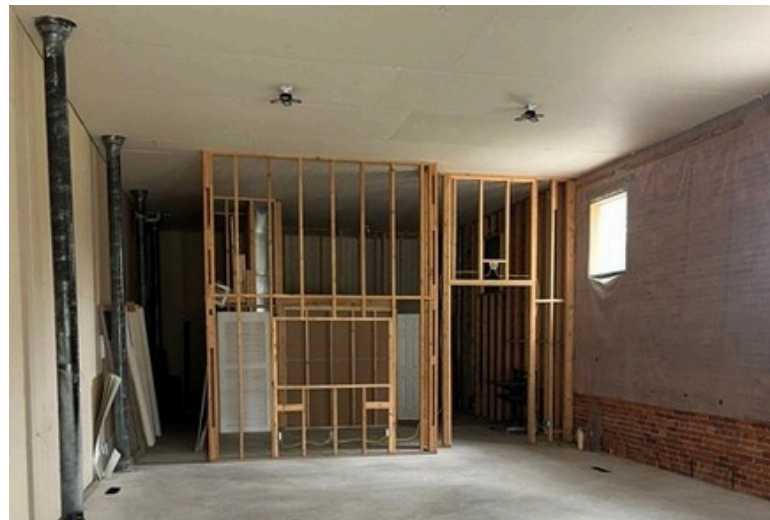
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PROPERTY HIGHLIGHTS

- Two separate storefronts.
- One Apartment on second story (currently rented)
- Comes with all accessories to start pizza shop/ice cream business
- Ballroom upstairs ready to be finished into more apartments or other rental spaces
- 25 minutes from Ross-Ade Stadium and Purdue University

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	475	1,463	4,586
2026 Average HH Income	\$95,487	\$104,587	\$107,896

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