

RETAIL PROPERTY FOR SALE

640 NORTH CAPITOL AVENUE

Indianapolis, IN 46204

FOR MORE INFORMATION, CONTACT:

RALPH BALBER

President

317.853.7501

Ralph@alopg.com



PROPERTY SUMMARY

For Sale | 640 North Capitol Avenue, Indianapolis, IN 46204

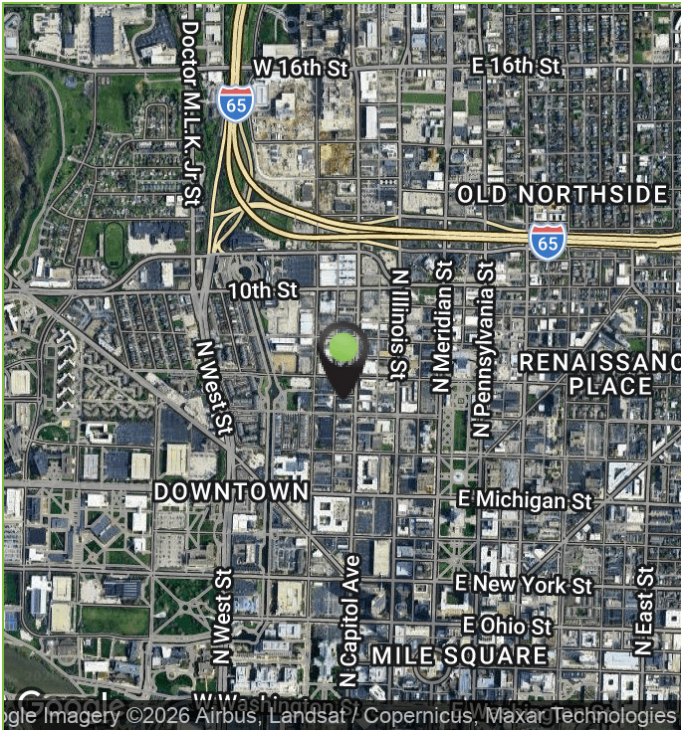


PROPERTY DESCRIPTION

Originally constructed in 1904, this architecturally distinctive mixed-use property offers a rare opportunity to acquire a historic downtown Indianapolis asset suited for office, retail, showroom, creative, or light industrial use. The four-story building with basement features durable historic construction, unique architectural character, and flexible functionality difficult to replicate in today's market.

The property includes one exterior loading dock, 10 on-site parking spaces, and a versatile layout capable of accommodating a variety of users or adaptive reuse concepts. Positioned along the Capitol Avenue corridor near downtown Indianapolis, the property combines historic charm with practical operational features and strong urban accessibility.

DEMOGRAPHICS	0.5 MILES	1.5 MILES	3 MILES
Total Households	3,569	16,034	48,098
Total Population	5,736	30,755	106,999



RALPH BALBER

President
Ralph@alopg.com
C: 317.281.8847

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof. It is submitted subject to errors, omissions, changes of price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice, and to any special conditions imposed by our principal.

ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
317.853.7500
www.alopg.com



PROPERTY DESCRIPTION

For Sale | 640 North Capitol Avenue, Indianapolis, IN 46204



PROPERTY HIGHLIGHTS

- Asset Type: Office, retail and industrial building
- Year Built: 1904
- Building Size: ±55,000 SF including a 1st floor showroom
- Loading: 1 exterior dock and 2 drive-ins
- Land Area: ±.67 Acres
- Stores: 4 floors and a basement
- Zoning: CBD2
- Secondary Zoning: RC
- Parking: ±10 surface spaces
- Durable Historic Construction: Sturdy, explosion proof, and architecturally unique offering a strong foundation for reuse.

LOCATION DESCRIPTION

640 N Capitol Ave is positioned along the Capitol Avenue corridor on the northwestern edge of downtown Indianapolis, just north of the central business district and minutes from the Indiana University Indianapolis campus, IU Health's new downtown campus, and the city's major sports and entertainment venues. The property offers immediate access to I-65 and I-70 via nearby Meridian Street and West Street interchanges, providing convenient regional connectivity throughout the Indianapolis metro.

The location sits within walking distance of the Indianapolis Cultural Trail and numerous downtown restaurants and breweries. The surrounding area features a blend of historic industrial buildings, adaptive reuse projects, residential developments, and office users, creating a vibrant mixed-use environment with strong visibility and accessibility.

The property also benefits from proximity to Mass Ave, the Wholesale District, and the growing Near North and Canal districts, making it well-positioned for office, showroom, creative, or service-oriented users seeking a downtown Indianapolis presence with convenient access and nearby amenities.

RALPH BALBER

President
Ralph@alopg.com
C: 317.281.8847

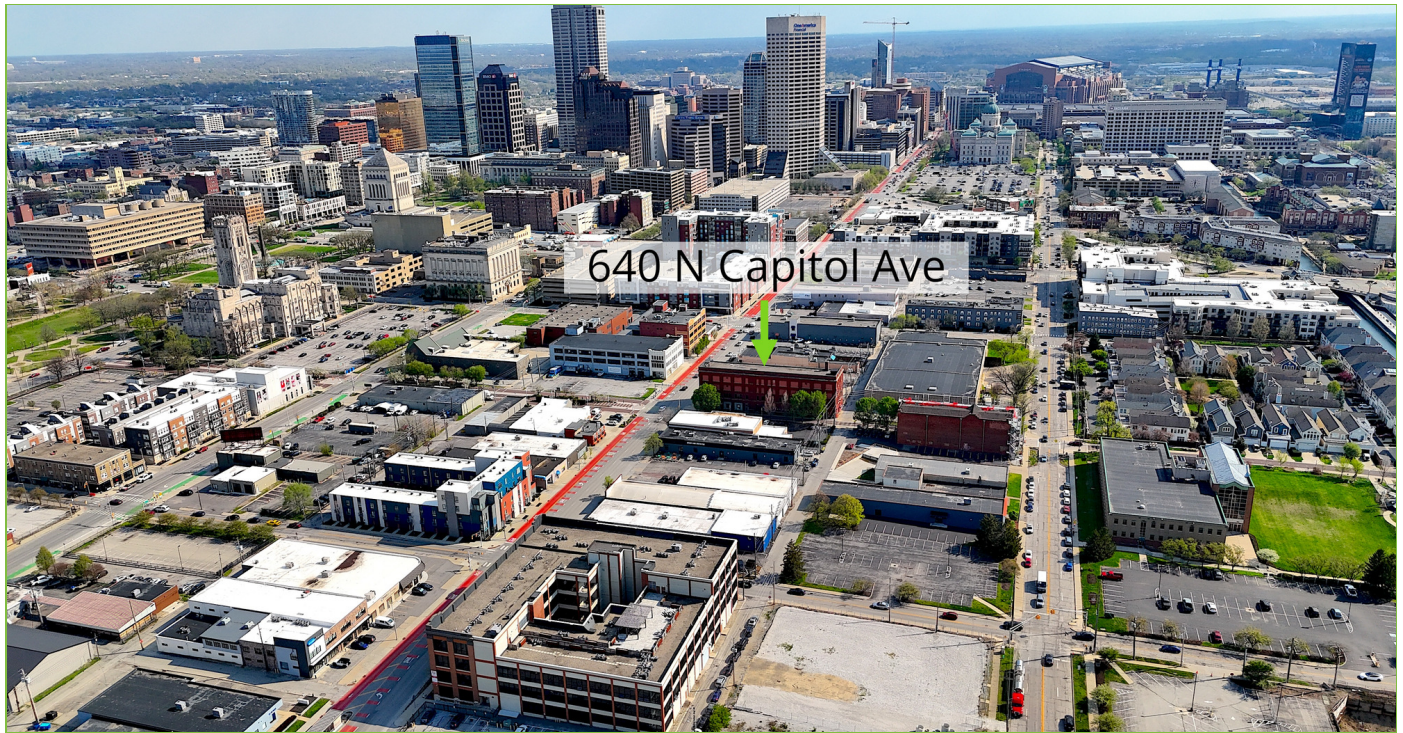
Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof. It is submitted subject to errors, omissions, changes of price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice, and to any special conditions imposed by our principal.

ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
317.853.7500
www.alopg.com



AERIAL OVERVIEW

For Sale | 640 North Capitol Avenue, Indianapolis, IN 46204



RALPH BALBER
President
Ralph@alopg.com
C: 317.281.8847

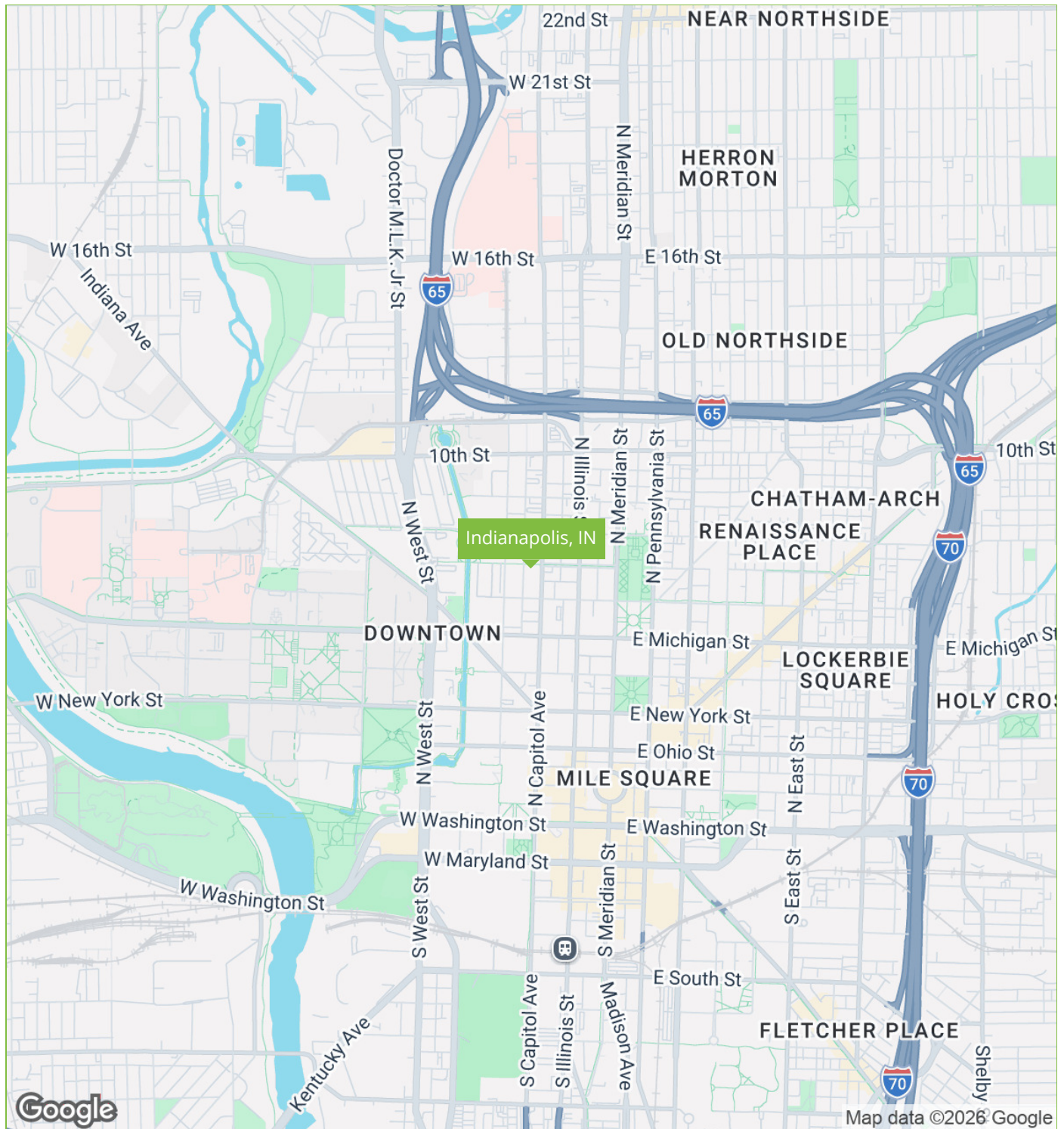
Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof. It is submitted subject to errors, omissions, changes of price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice, and to any special conditions imposed by our principal.

ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
317.853.7500
www.alopg.com



REGIONAL MAP

For Sale | 640 North Capitol Avenue, Indianapolis, IN 46204



RALPH BALBER

President
Ralph@alopg.com
C: 317.281.8847

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof. It is submitted subject to errors, omissions, changes of price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice, and to any special conditions imposed by our principal.

ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
317.853.7500
www.alopg.com

