

MULTIFAMILY PROPERTY FOR SALE

209 Lark Dr.

Carmel, IN 46032

COOMBES
REAL ESTATE



PROPERTY DESCRIPTION

Tucked into the heart of Downtown Carmel, this solid brick quadplex offers timeless charm just steps from the energy of Main Street and Range Line Road. A rare investment opportunity in one of Carmel's most walkable and sought-after neighborhoods.

PROPERTY HIGHLIGHTS

- Built in 1969 – Brick Quadplex
- 3,826 SF Total Building
- Four 2-Bed/1-Bath Units, Approx. 957 SF each
- 960 SF Covered Carport + Additional Parking
- Individually Metered Heat & AC
- On-Site Common Laundry
- Two Blocks to Main Street, Downtown Carmel
- Highly Walkable – No HOA

OFFERING SUMMARY

Sale Price:	\$750,000
Number of Units:	4
Unit Mix:	2 Bed / 1 Bath
Building Size:	3,826 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	415	1,498	5,306
Total Population	730	2,830	10,692
Average HH Income	\$108,497	\$108,354	\$114,019

Robert Coombes

(765)-760-3189

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SITE OVERVIEW

209 Lark Drive sits roughly two blocks west of Range Line Road and Main Street in the heart of Downtown Carmel. The brick-exterior, wood-joint fourplex is paired with a 960 SF covered carport and approximately 5,000 SF of additional paved parking, all zoned R-4 Residence District – steps from the shops, restaurants, and breweries of the Carmel Arts & Design District.

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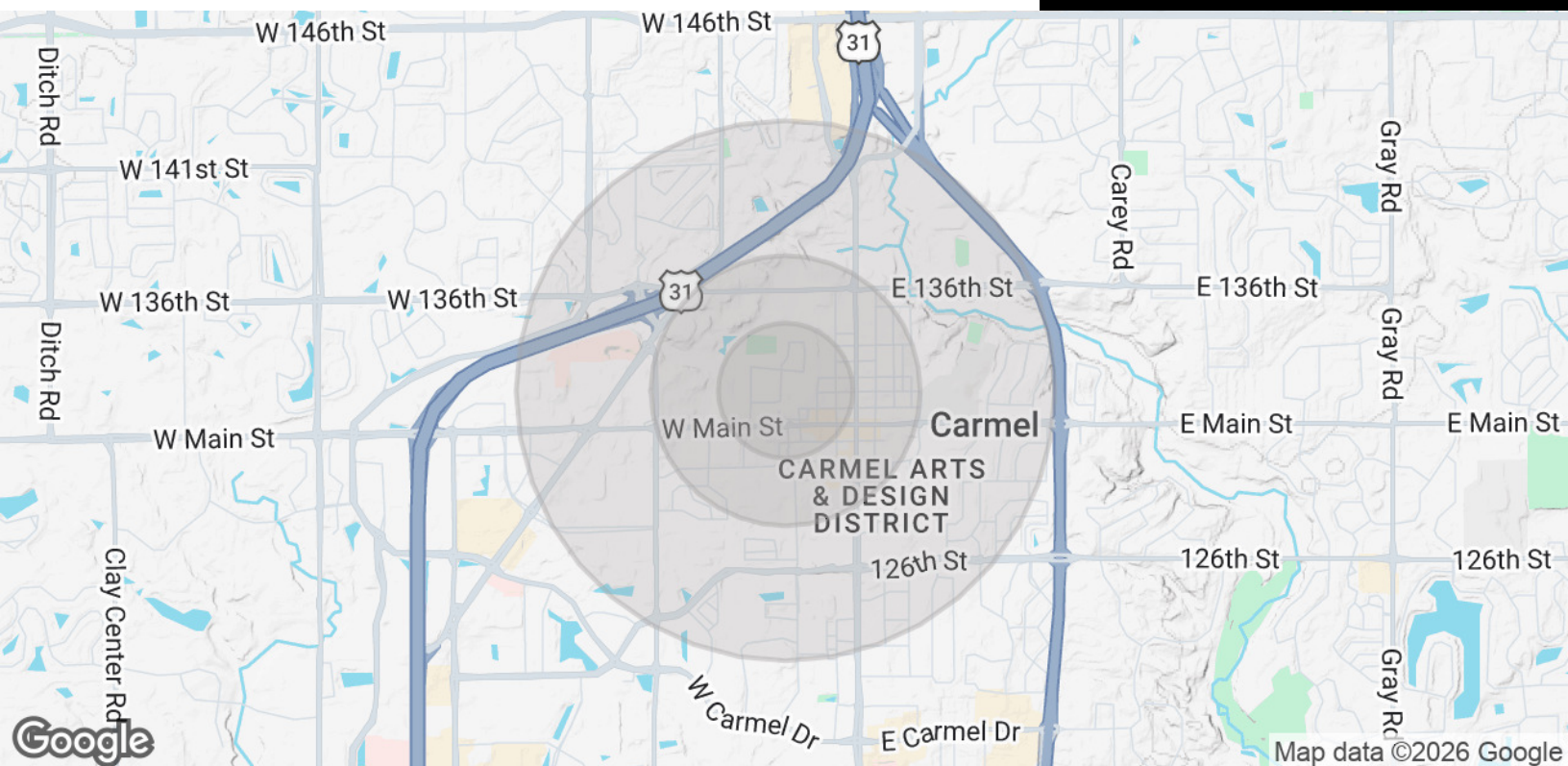
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	730	2,830	10,692
Average Age	33.5	35.1	35.6
Average Age (Male)	34.0	35.2	35.7
Average Age (Female)	33.3	34.8	36.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	415	1,498	5,306
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$108,497	\$108,354	\$114,019
Average House Value	\$382,897	\$366,957	\$375,023

2023 American Community Survey (ACS)

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