

For Sale

Former Moose Lodge 17



7055 E 16th Street

Indianapolis, IN 46219

Property Highlights

- **7.02-Acre Infill Opportunity** — Well positioned, contiguous acreage with 775'± of frontage/visibility along E. 16th St, and 158'± along E 14th St. offers scale for potential redevelopment that is increasingly difficult to replicate in established Shadeland Ave. corridor.
- **22,139 SF Main Facility Built for Capacity** — Expansive event hall, large bar & lounge area w/ stage, formal dining area next to commercial kitchen, offices and boardrooms all designed for high-traffic assembly uses.
- **Event Pavilion w/ Covered Shelter & Storage**— Multiple detached structures for storage, and an indoor/outdoor event pavilion w/ kitchen offers endless possibilities for a wide range of users.
- **Ideal Uses** — Great for various assembly, institutional and adaptive reuse such as banquet/event venue, church or ministry campus, private club, cultural center, brewery/distillery, sports training facility, or community hub. Many other commercial or residential uses may include daycare, charter school, headquarters, family-focused destination
- 200± parking spaces with covered drop off at entrance

PRICE REDUCED \$995,000 ~~\$1,355,000~~

Main Building Size 22,139 SF
(1-story)

Parcel Acreage 7.02

Zoning SU-34



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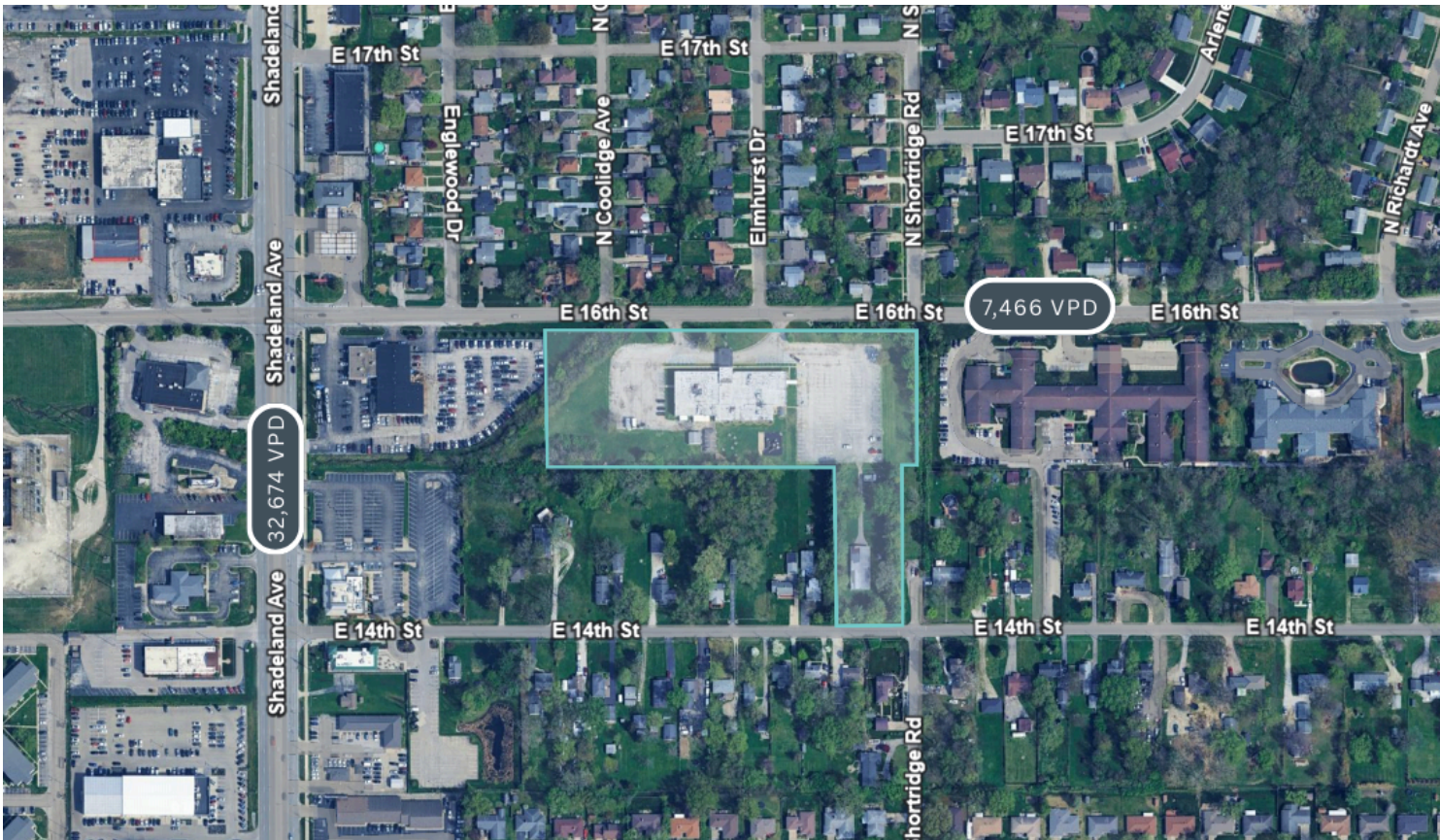
c 317.201.1812

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Prime east-side location just ½ mile from I-70/I-465 interchange and one block off high-traffic Shadeland Avenue (32,674+ VPD). Surrounded by major automotive dealerships, Community Hospital East (#1 in Indiana, 2025), medical offices, hotels, and neighborhood retail – a corridor built on traffic, rooftops, and institutional stability.

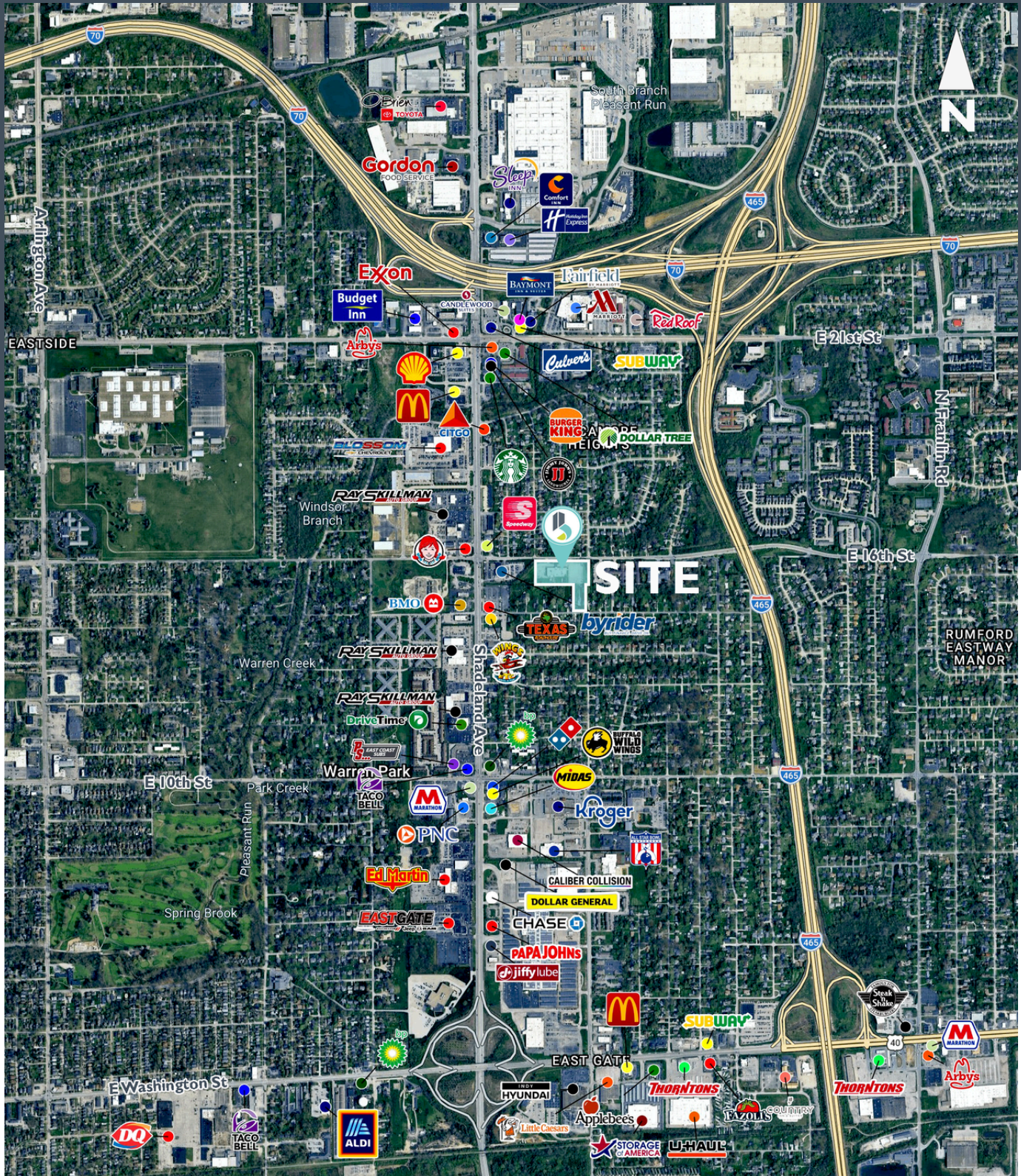
Demographics

Parcel #	49-07-36-137-001.000-700		1 Mile	3 Miles	5 Miles
Zoning	SU-34	Total Population	8,395	79,348	233,532
Year Built	1970	Total Households	3,791	32,846	92,297
Utilities	Citizens Energy & AES	Average Household Income	\$66,468	\$71,027	\$71,313
School District	MSD Warren Township				



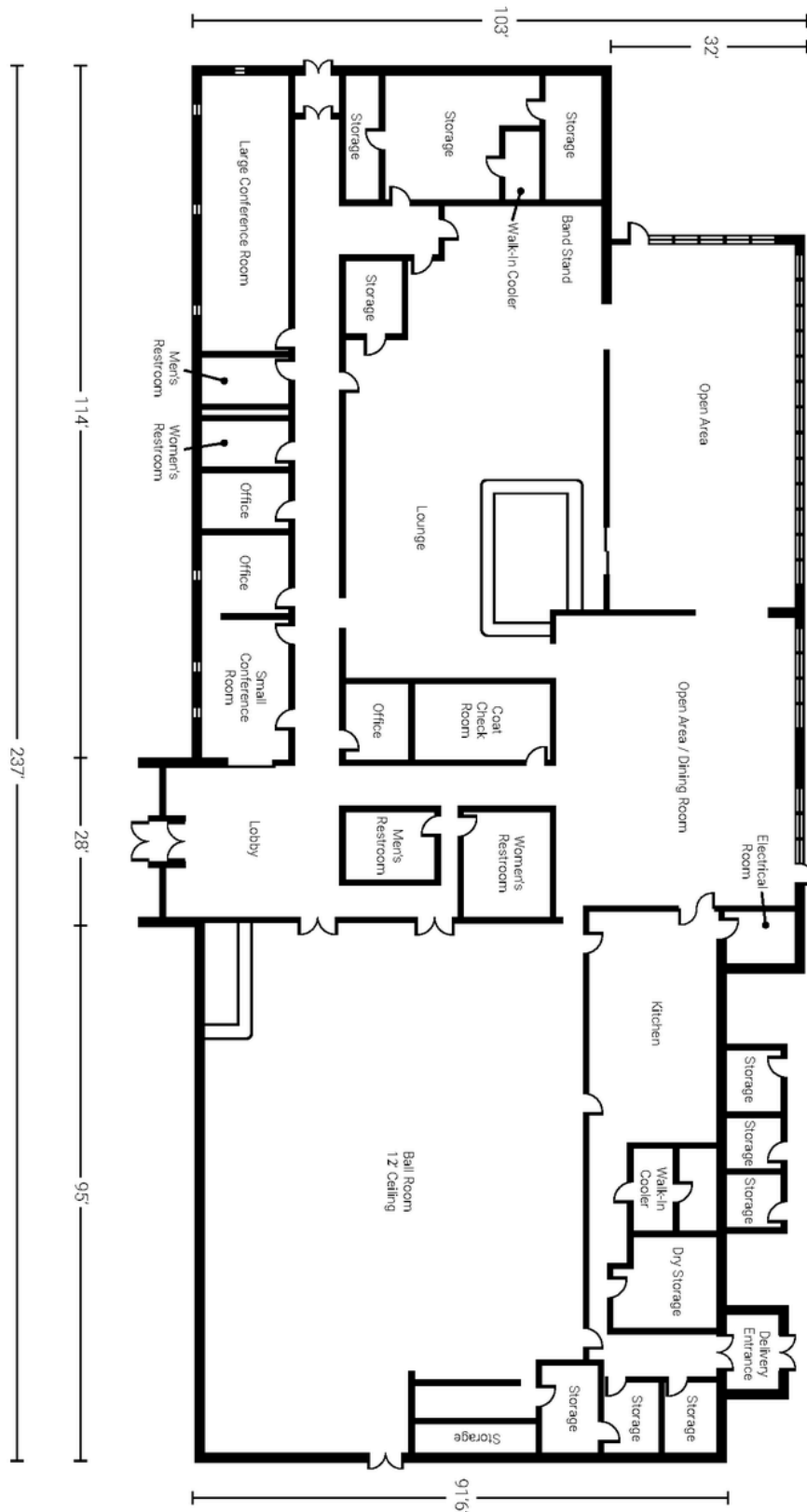
Area Map

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Floor Plan

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Exterior Photos

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Interior Photos

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