



10455-10499 N College Ave

10455-10499 N College Ave, Carmel, IN 46280



Derek Hack

eXp Realty

107 N State Road 135, Suite 101-5, Greenwood, N 46142

derek.hack@exprealty.com

(317) 922-9628

10455-10499 N College Ave

\$4,200,000

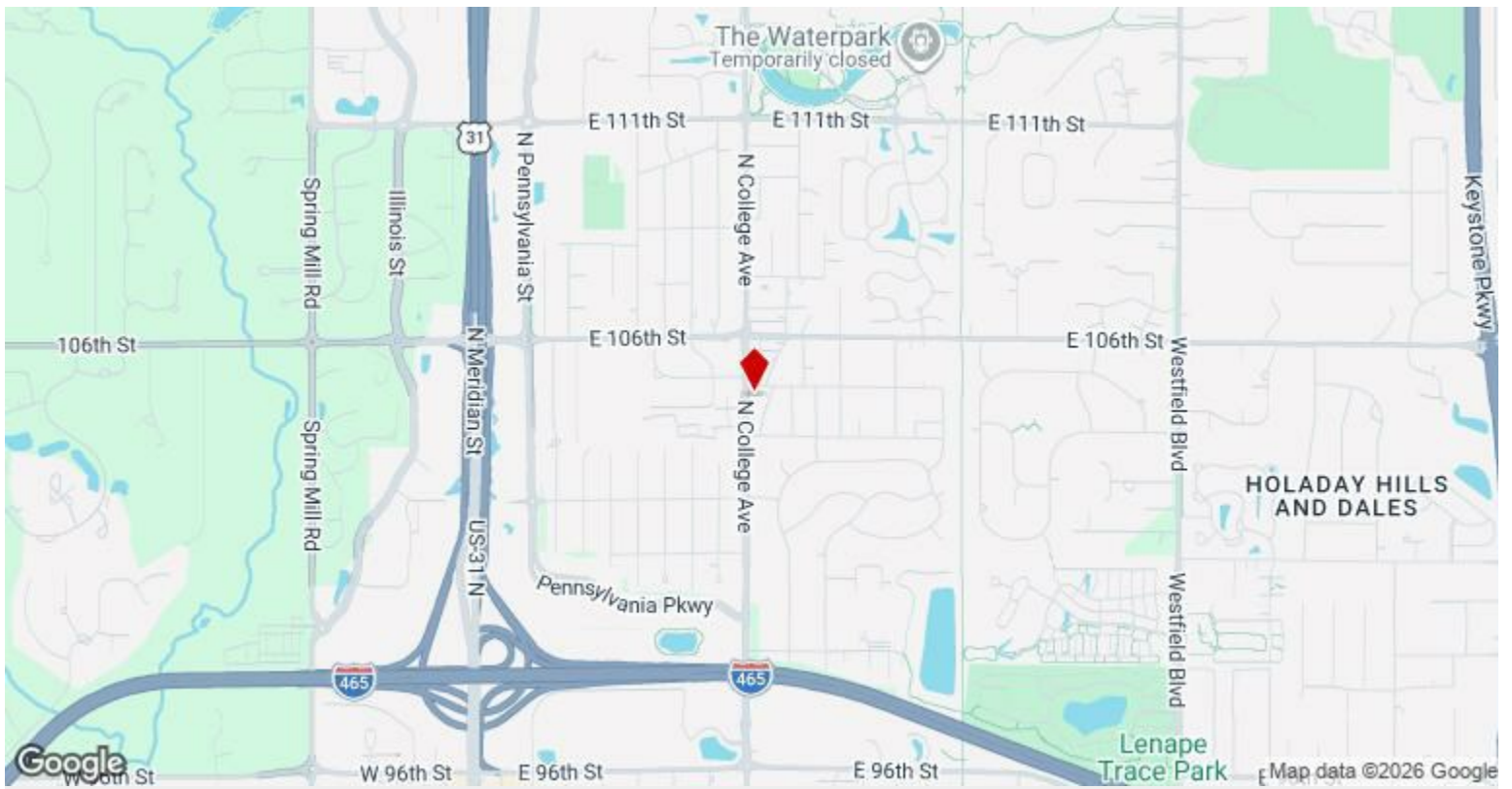
I am pleased to present this fully renovated commercial building located in Carmel, IN. This 12,385 sq. ft. property, originally built in 1968, has undergone extensive renovations over the last two years. Key details of the property include: Structure: A two-story building featuring comprehensive interior and exterior updates including new flooring, walls, drywall, doors, windows, and restrooms. Infrastructure: Updated plumbing, electrical systems, external brickwork, concrete work, and select HVAC duct runs. Amenities: Two tankless water heaters, two water softeners, and four kitchens (including two fully washable commercial kitchens). Systems: Four residential furnaces and six AC units in good working condition. Special Features: ADA compliance, scalding devices, and solar external lighting. Roof: Primarily shingle with rubber membrane on the flat, no-slope portions. Please let me know if you would like to schedule a viewing or if you require additional information....



Price:	\$4,200,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment
Lot Size:	0.82 AC
Gross Building Area:	12,277 SF
Rentable Building Area:	12,385 SF
No. Stories:	2
Year Built:	1968
Tenancy:	Single
Parking Ratio:	2.02/1,000 SF
Zoning Description:	B-1 Commercial
APN / Parcel ID:	29-13-12-102-031.000-018
Walk Score ®:	50 (Fairly friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
National Utility Contractor Association-in	-	



10455-10499 N College Ave, Carmel, IN 46280

Property Photos



Rear Exterior



Rear Exterior

Property Photos



Rear Exterior

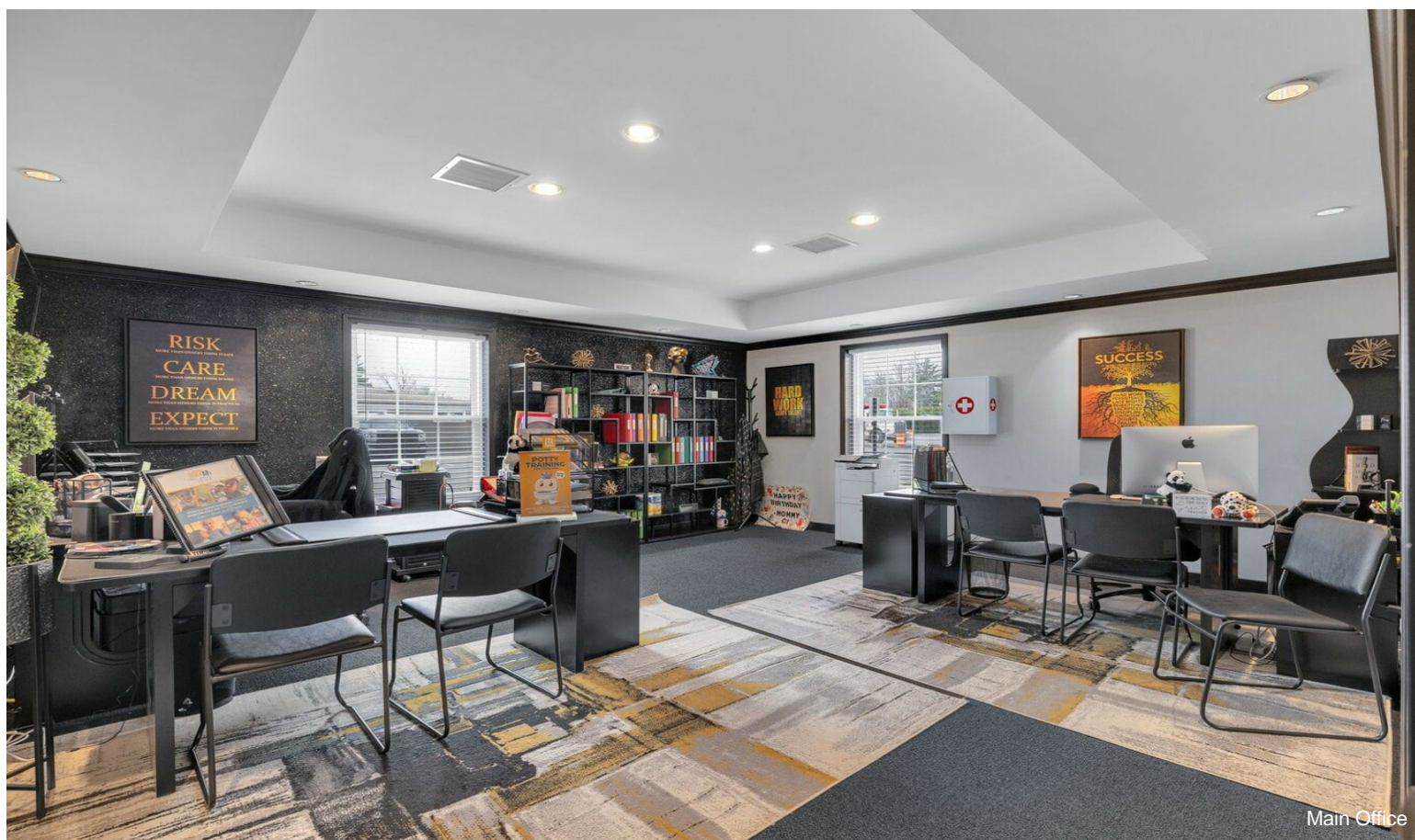


Main Entrance

Property Photos



Lobby



Main Office

Property Photos

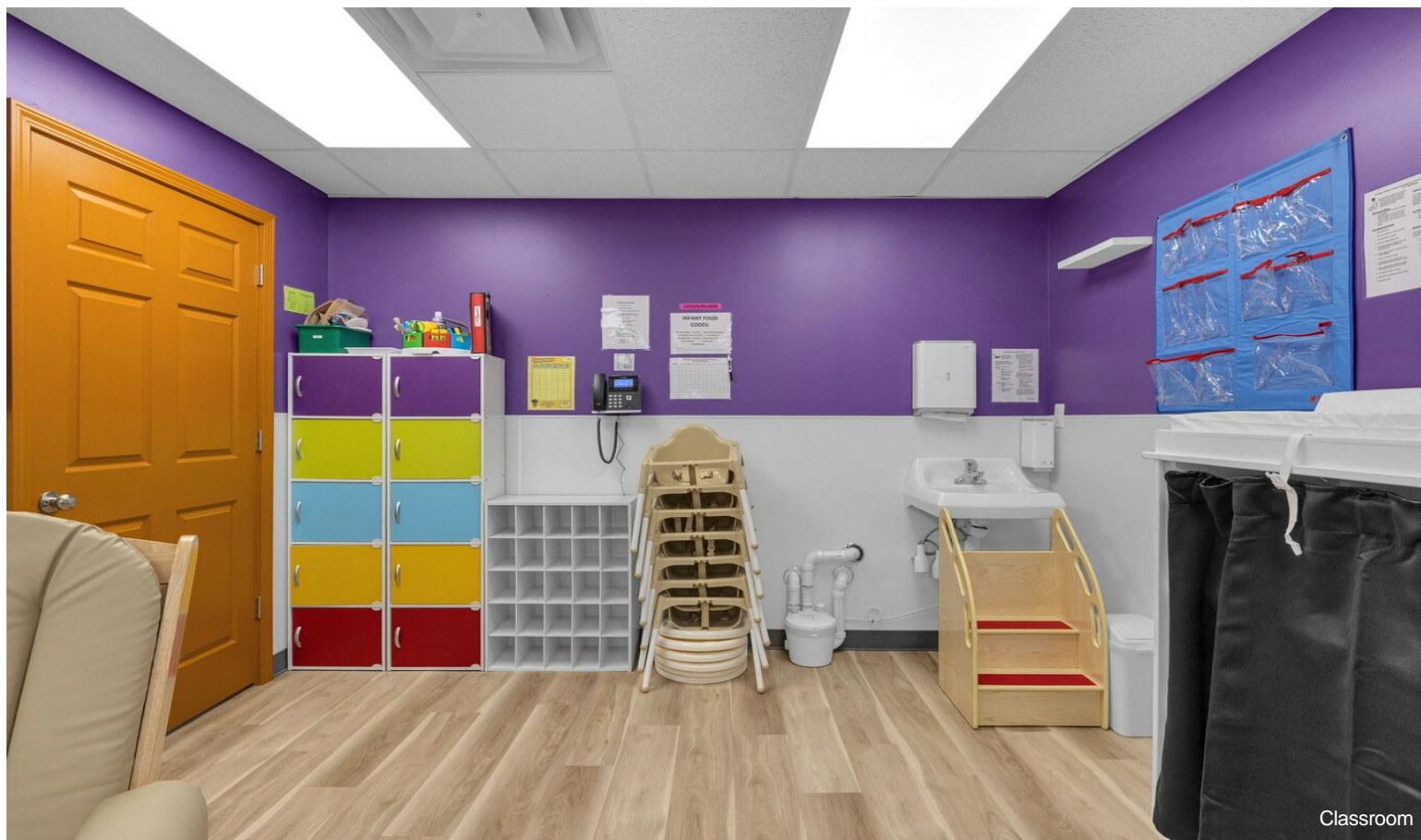


Conference Room

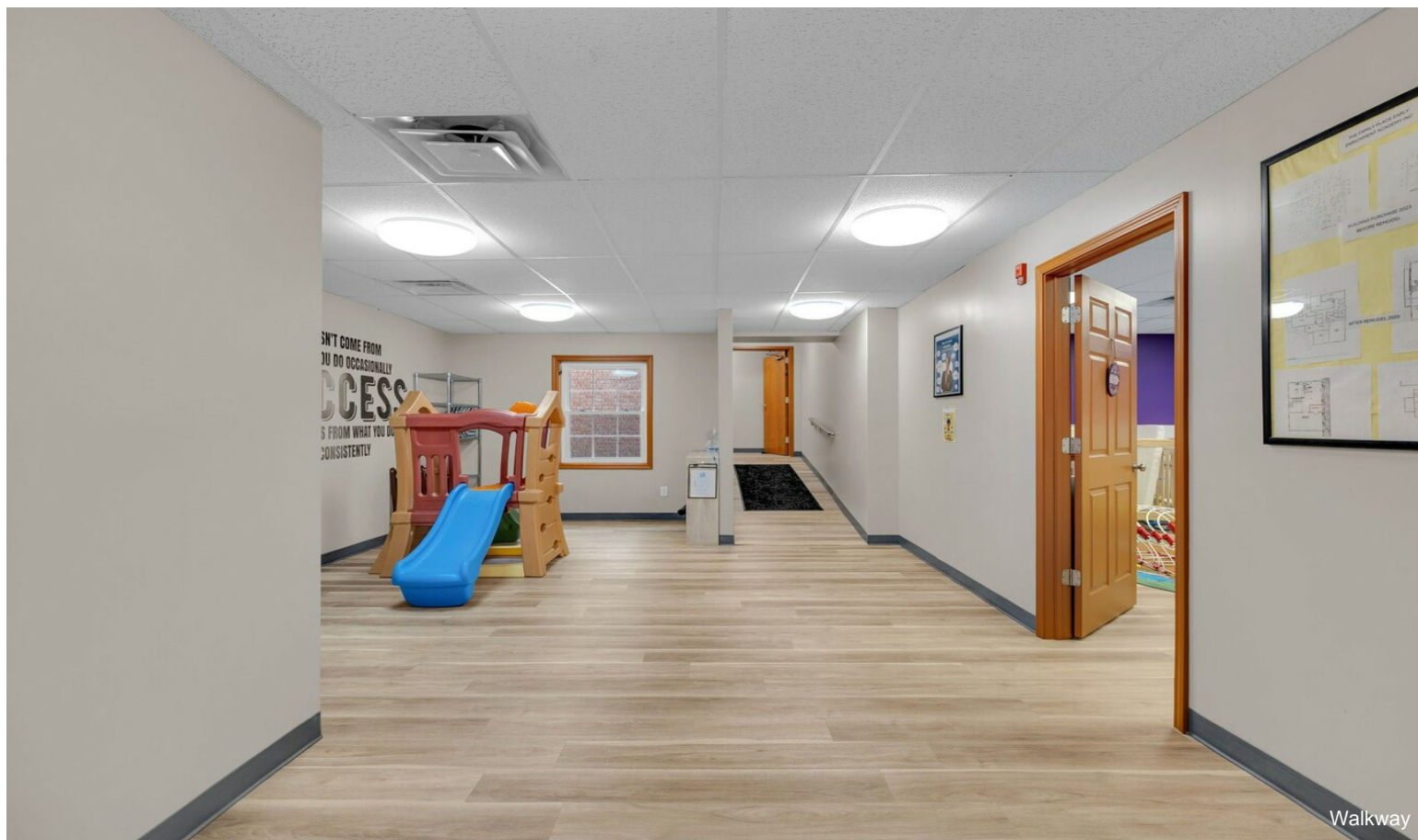


Classroom

Property Photos

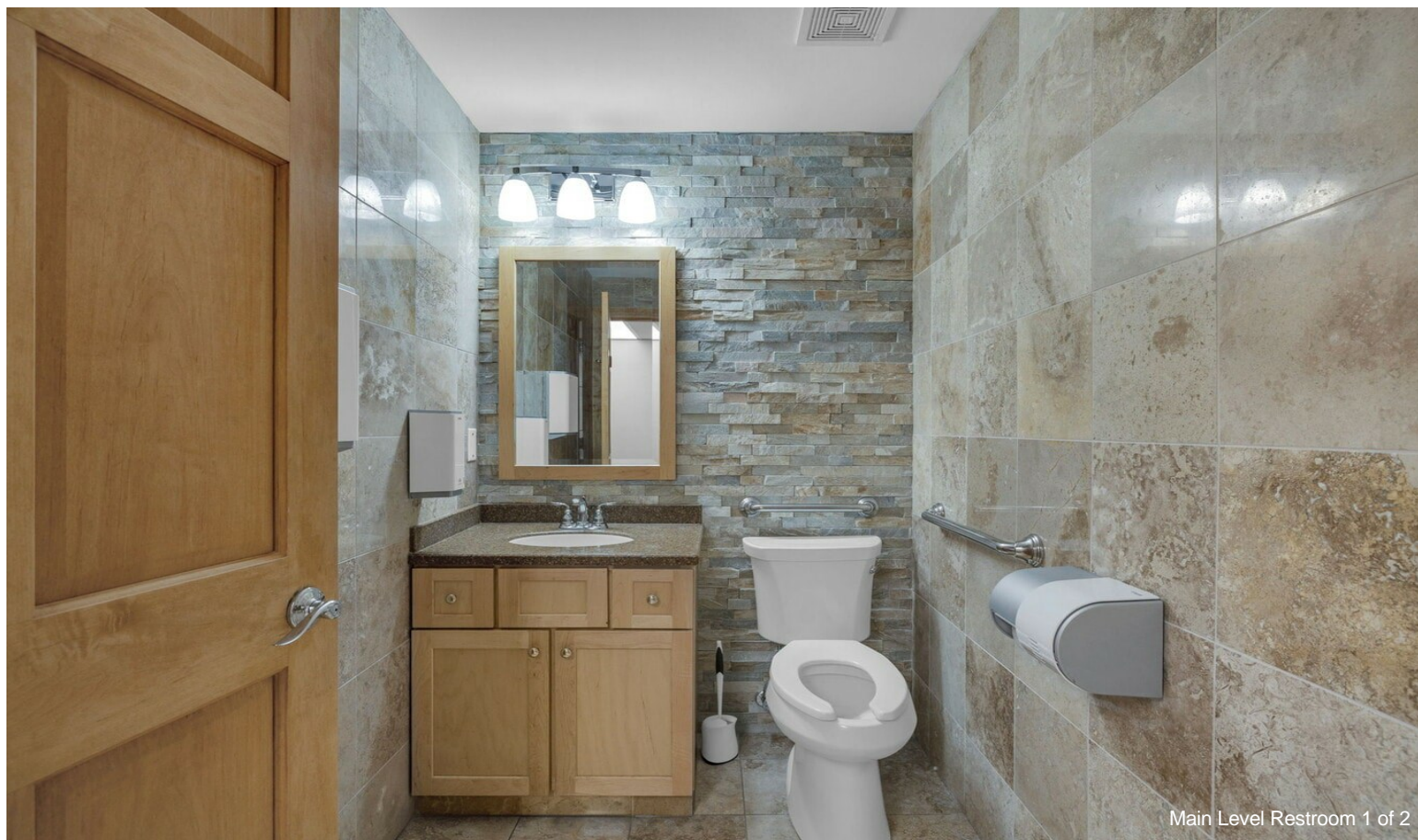
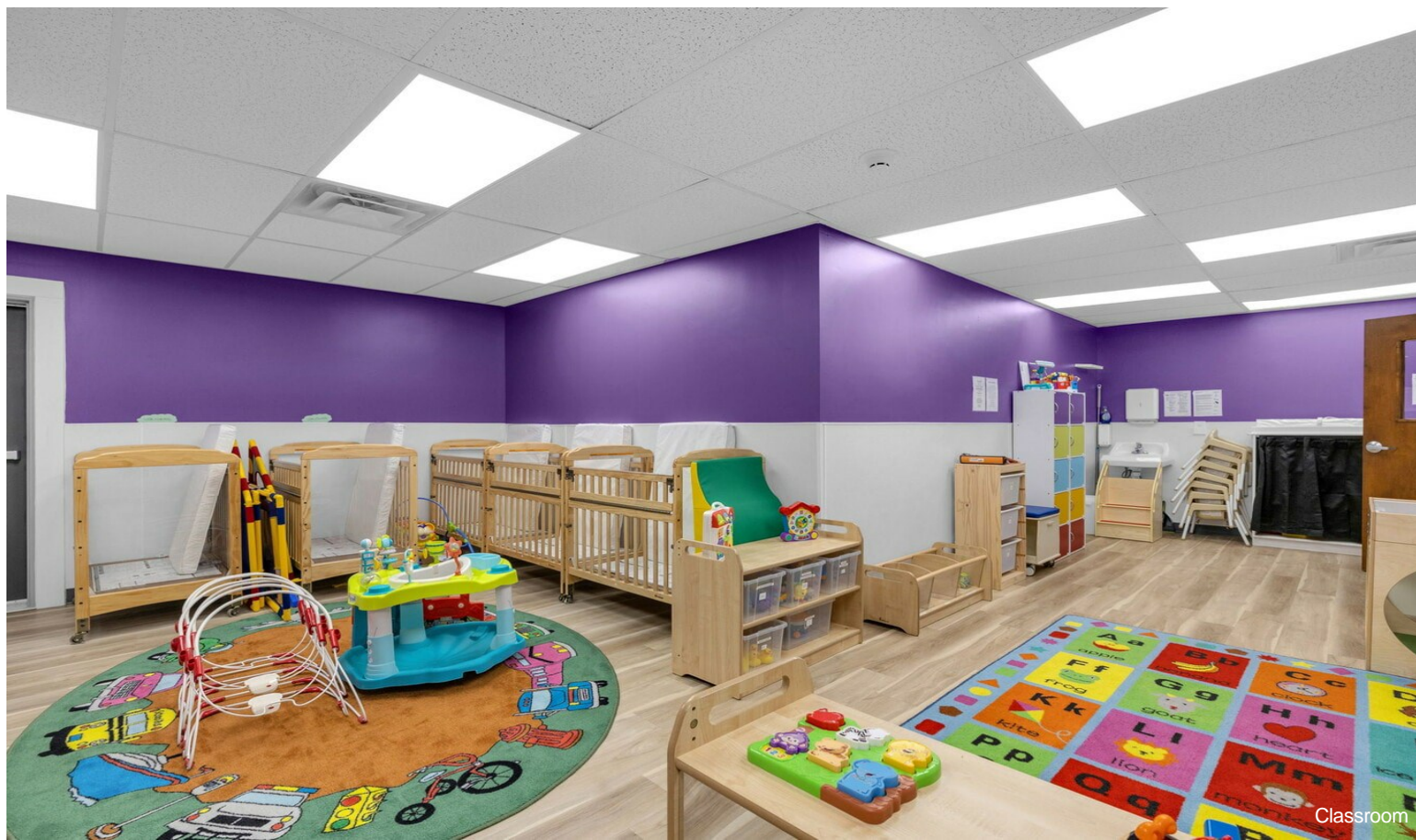


Classroom

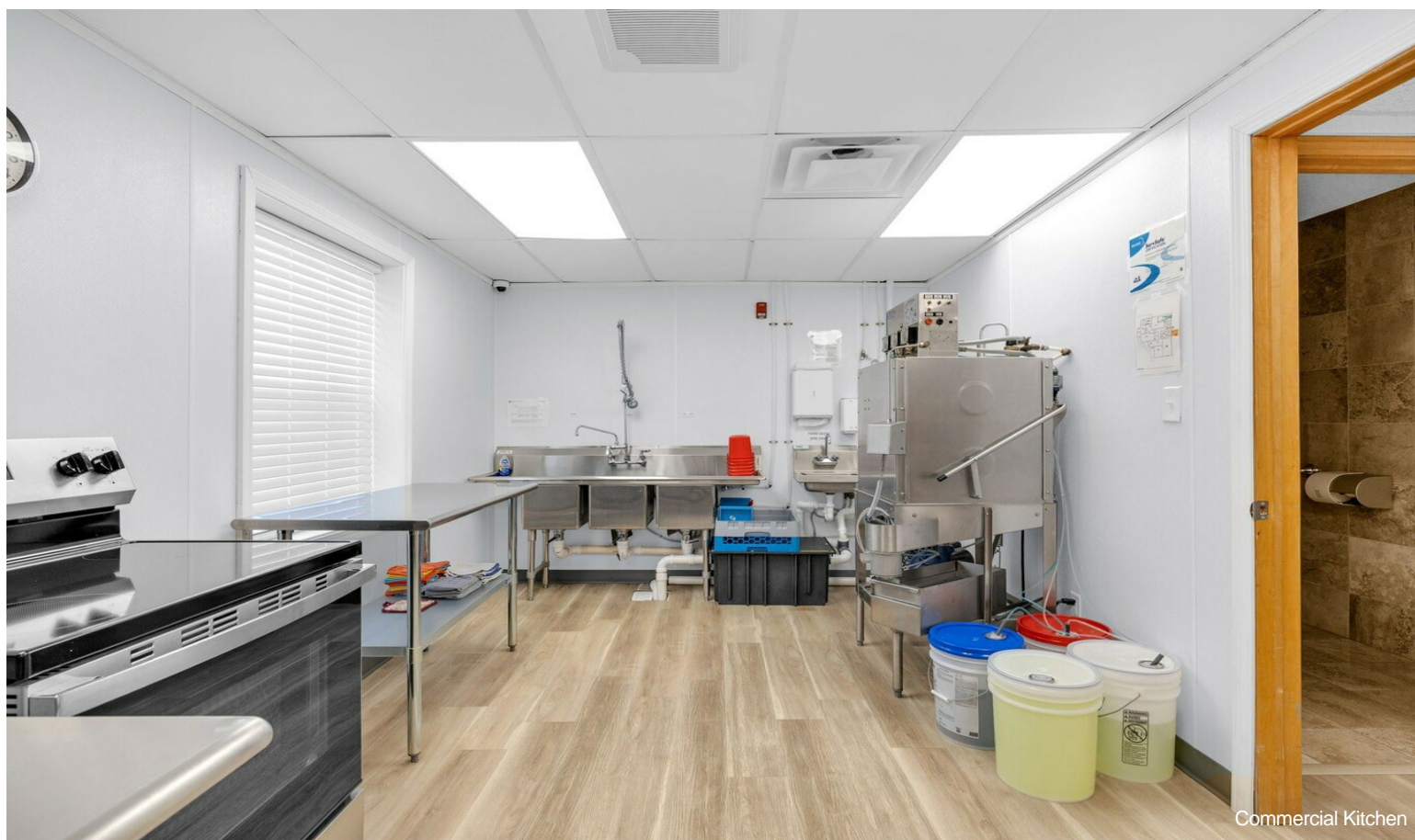
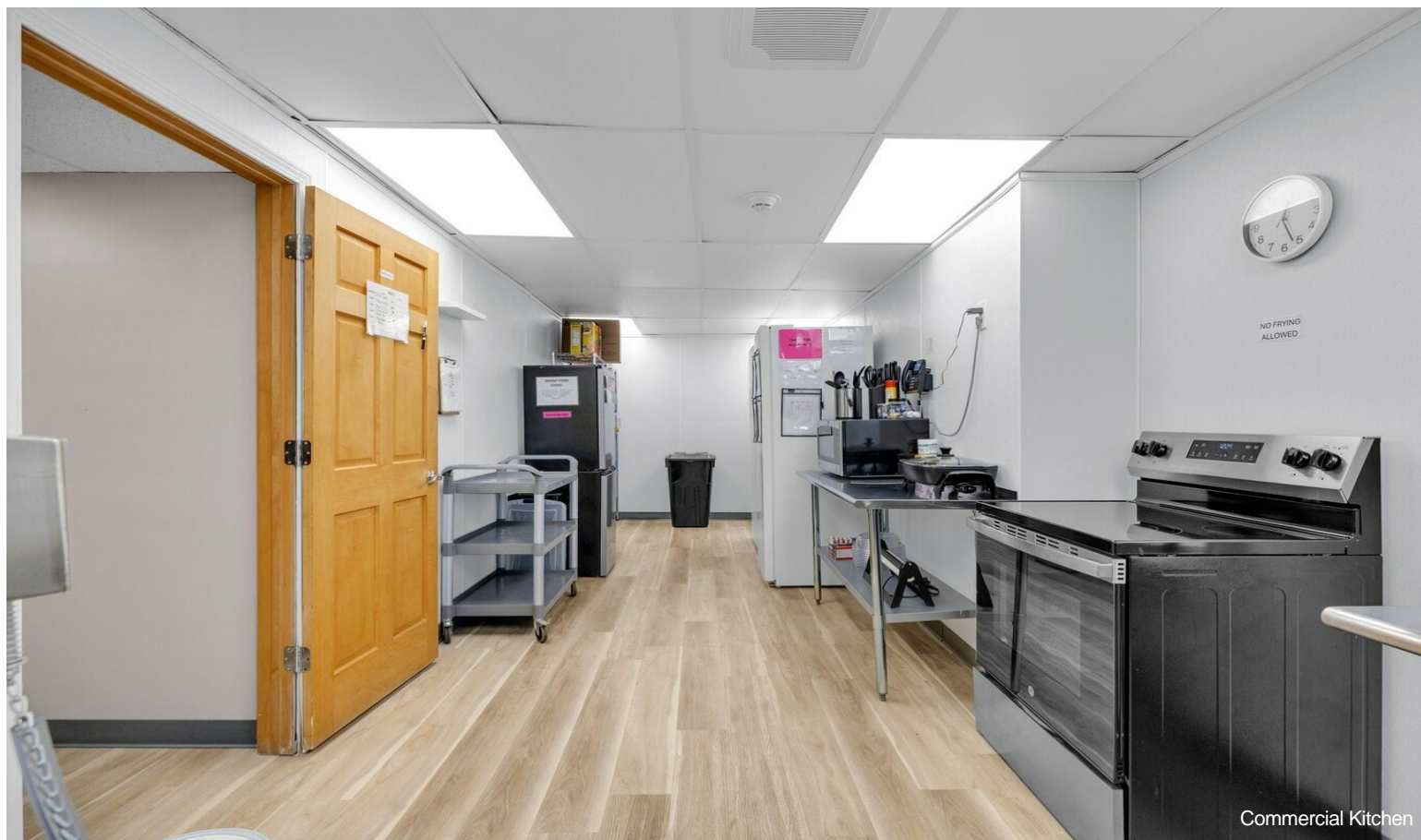


Walkway

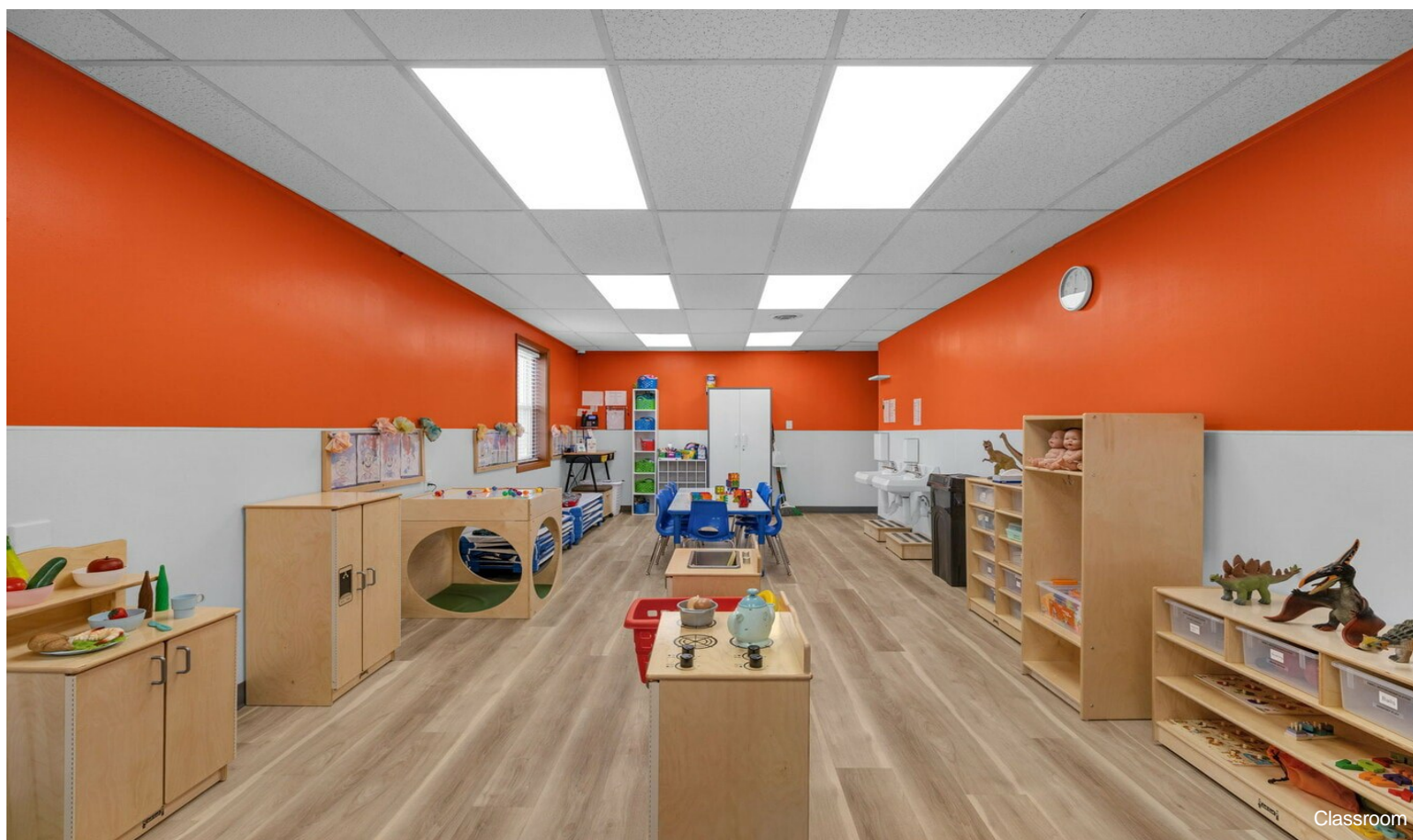
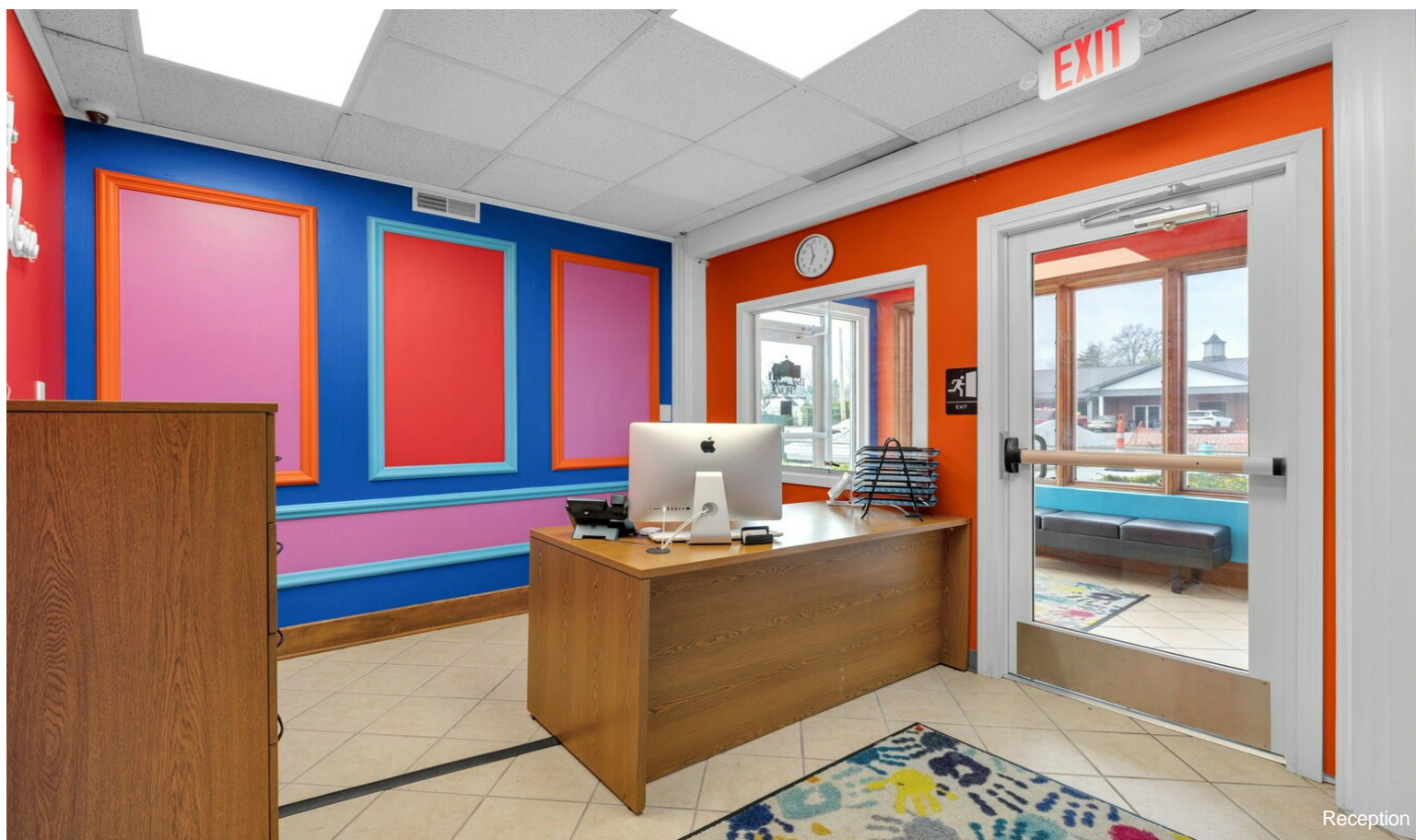
Property Photos



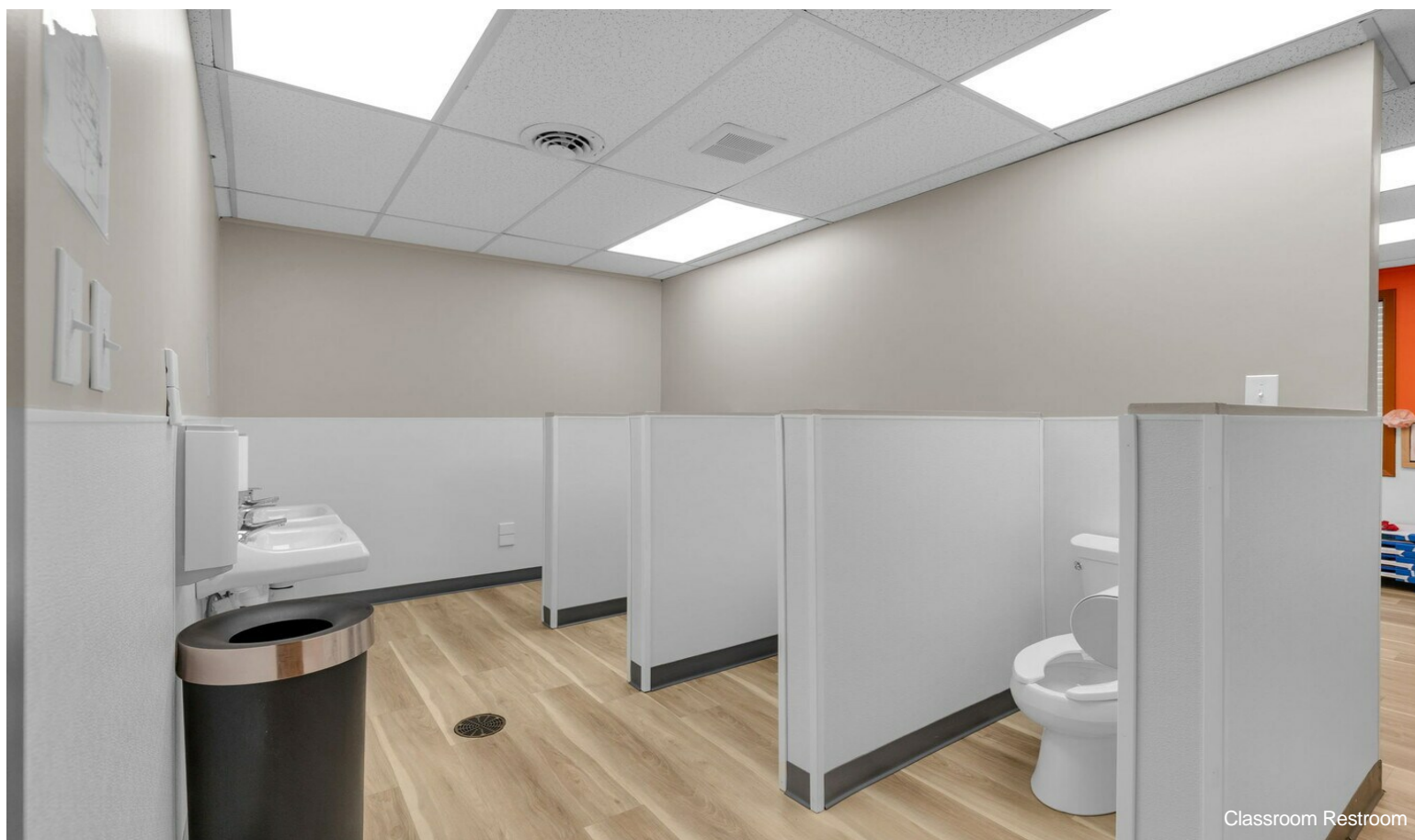
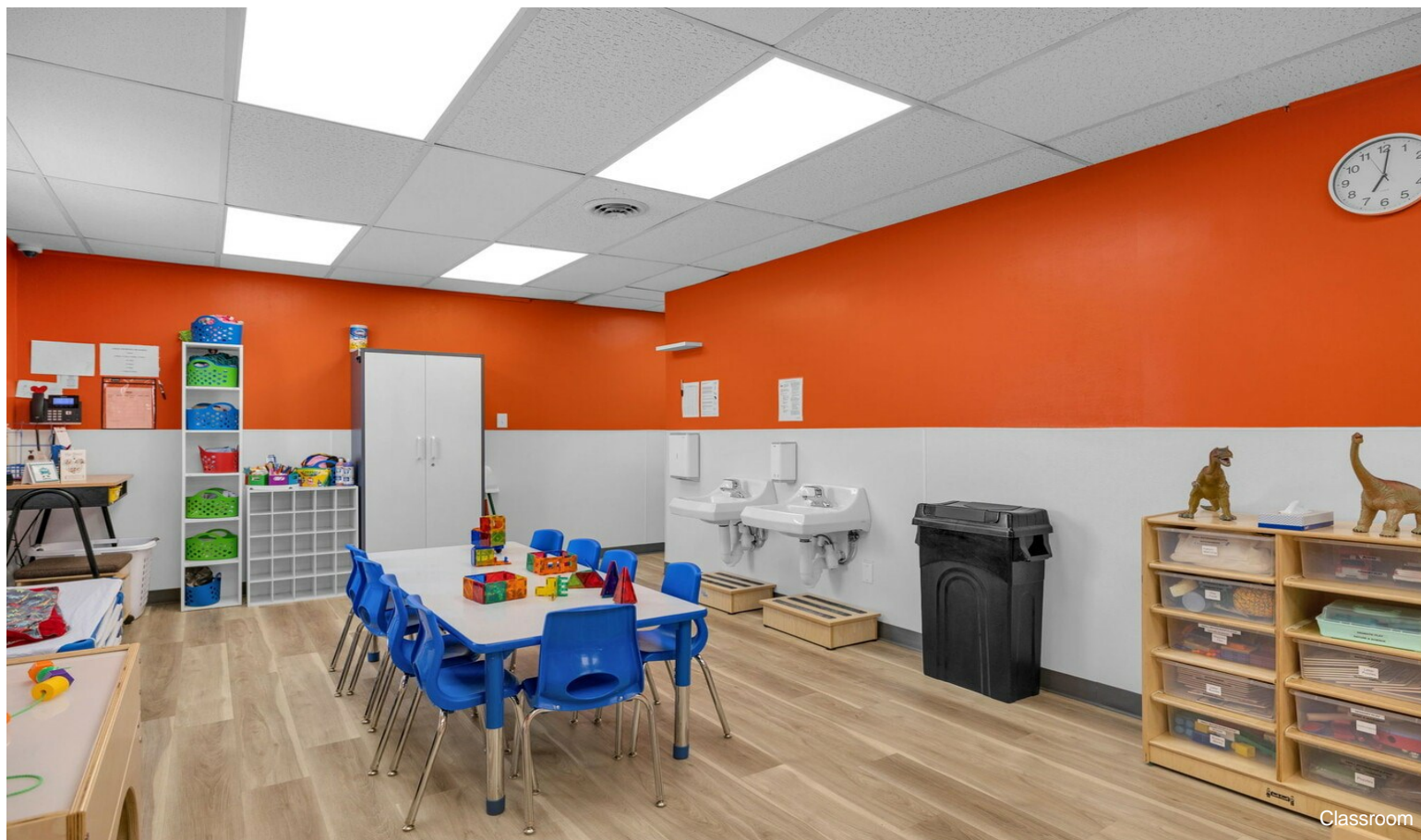
Property Photos



Property Photos



Property Photos



Property Photos



Personal Office Restroom w/Shower



Personal Office

Property Photos



Classroom



Classroom

Property Photos



Classroom



2nd Commercial Kitchen

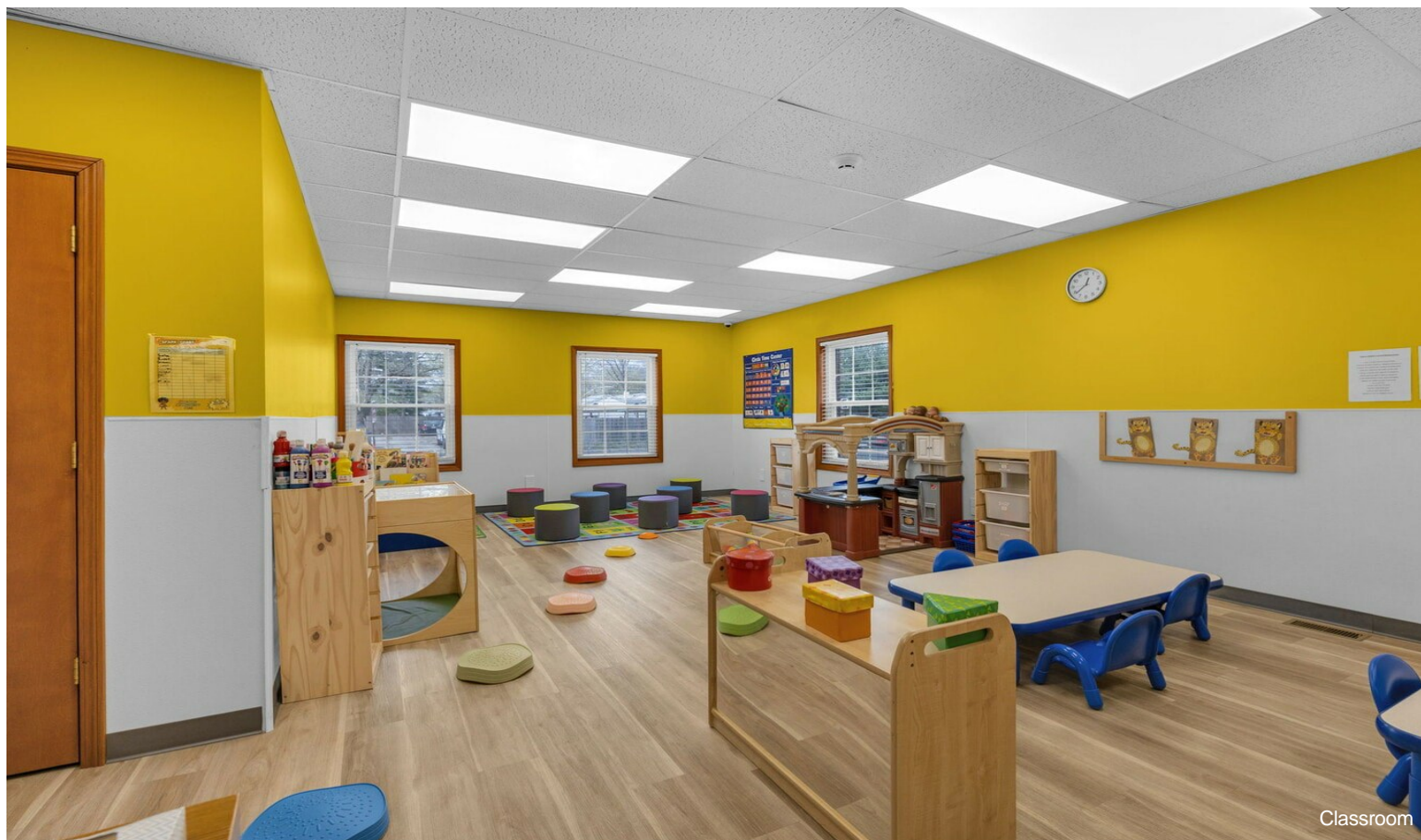
Property Photos



Property Photos



Property Photos



Property Photos



2nd Front Entry



2nd Level Lobby

Property Photos



2nd Level Kitchen Area

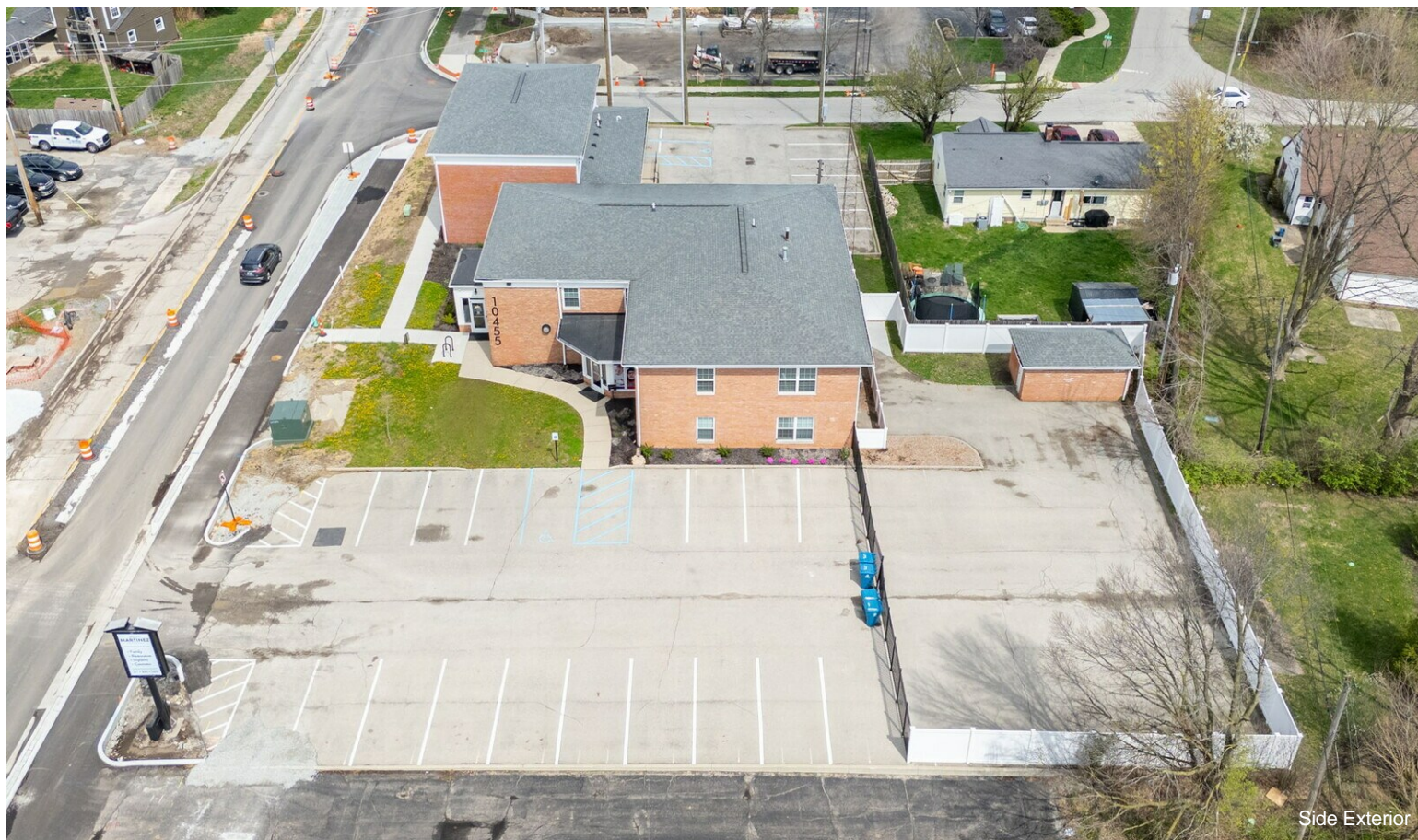


2nd Level Kitchen Area

Property Photos



2nd Level Event Space



Side Exterior

Property Photos



Side Exterior



Placement

Property Photos



Side Exterior



Rear Exterior

Property Photos



Property Photos



Rear Exterior



Rear Exterior

Property Photos



Property Photos



