

# For Sale/Lease



## 34 W Rampart St

Shelbyville, IN, 46176

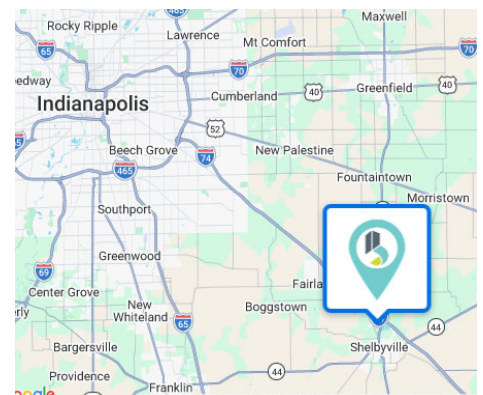
**Sale Price:** \$650,000

**Lease Rate:** \$15.00 SF (NNN)

**Building Size:** 3,058 SF

### Highlights

- Prime location at I-74 and SR 9 interchange
- Spacious lot with room to expand
- Located in an Opportunity Zone
- Versatile retail/office building with many uses: restaurant with drive-up lanes, bank or credit union, general or medical office.
- Lot size: 1.89 acres

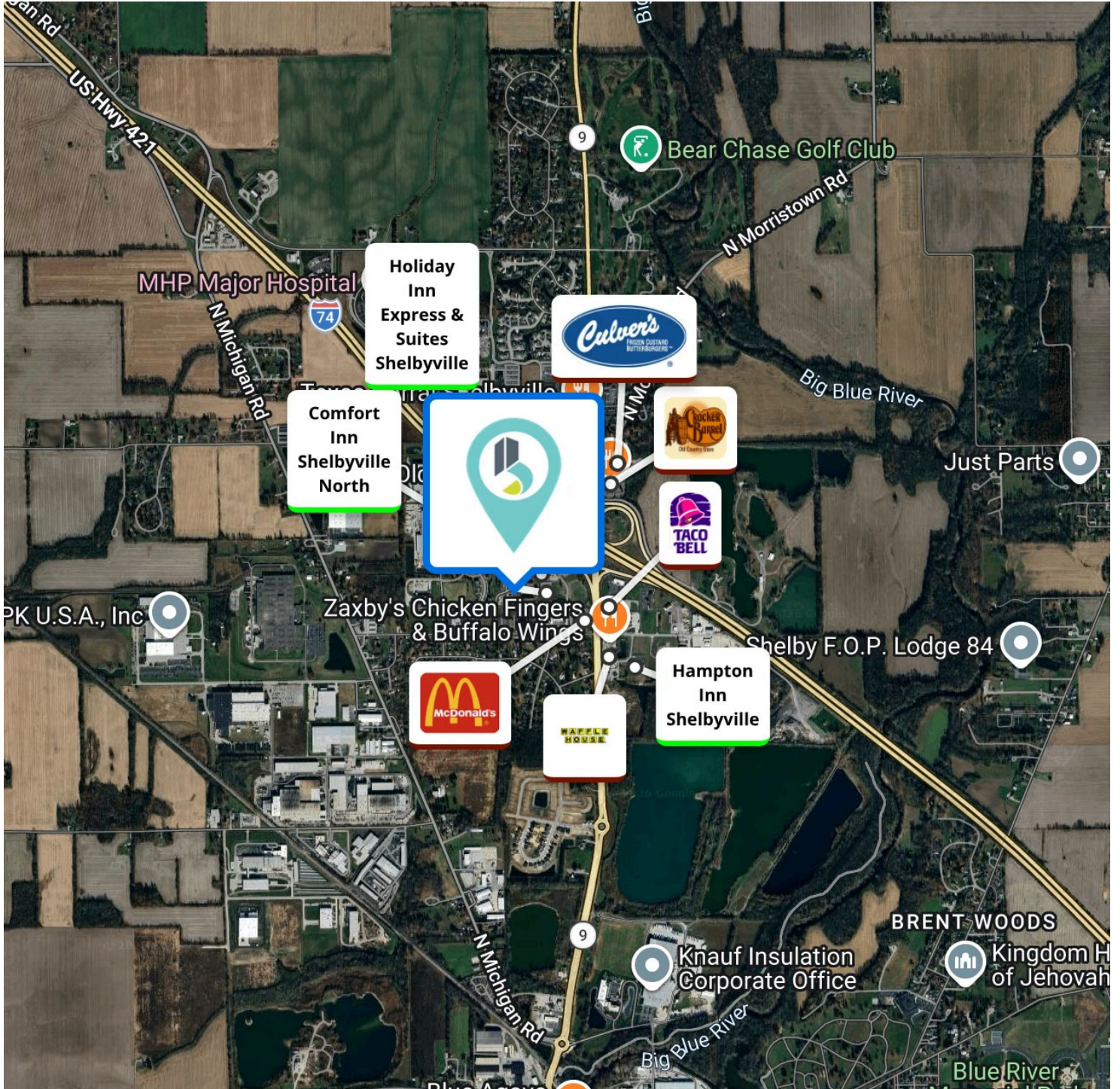


**Kevin Dick**  
Senior Vice President / Principal  
kdick@bradleyco.com  
c. 317.213.6692

**Paul Dick**  
Senior Vice President  
pdick@bradleyco.com  
c. 317.698.8055

# Aerial Map

34 W Rampart St, Shelbyville, IN 46176



# Property Overview

34 W Rampart St, Shelbyville, IN 46176



<b>Address</b>	34 Rampart Street, Shelbyville, IN 46176
<b>Property Type</b>	Retail / Office
<b>Building Size</b>	3,058 SF
<b>Lot Size:</b>	1.89 acres
<b>Zoning</b>	B-2 / Highway Commercial District
<b>Year Built</b>	1995 / 2013
<b>Parking</b>	24 spaces (8 spaces / 1,000 SF)
<b>Construction</b>	Foundation: concrete slab Structure: wood Exterior: EIFS Roof: pitched / asphalt shingles

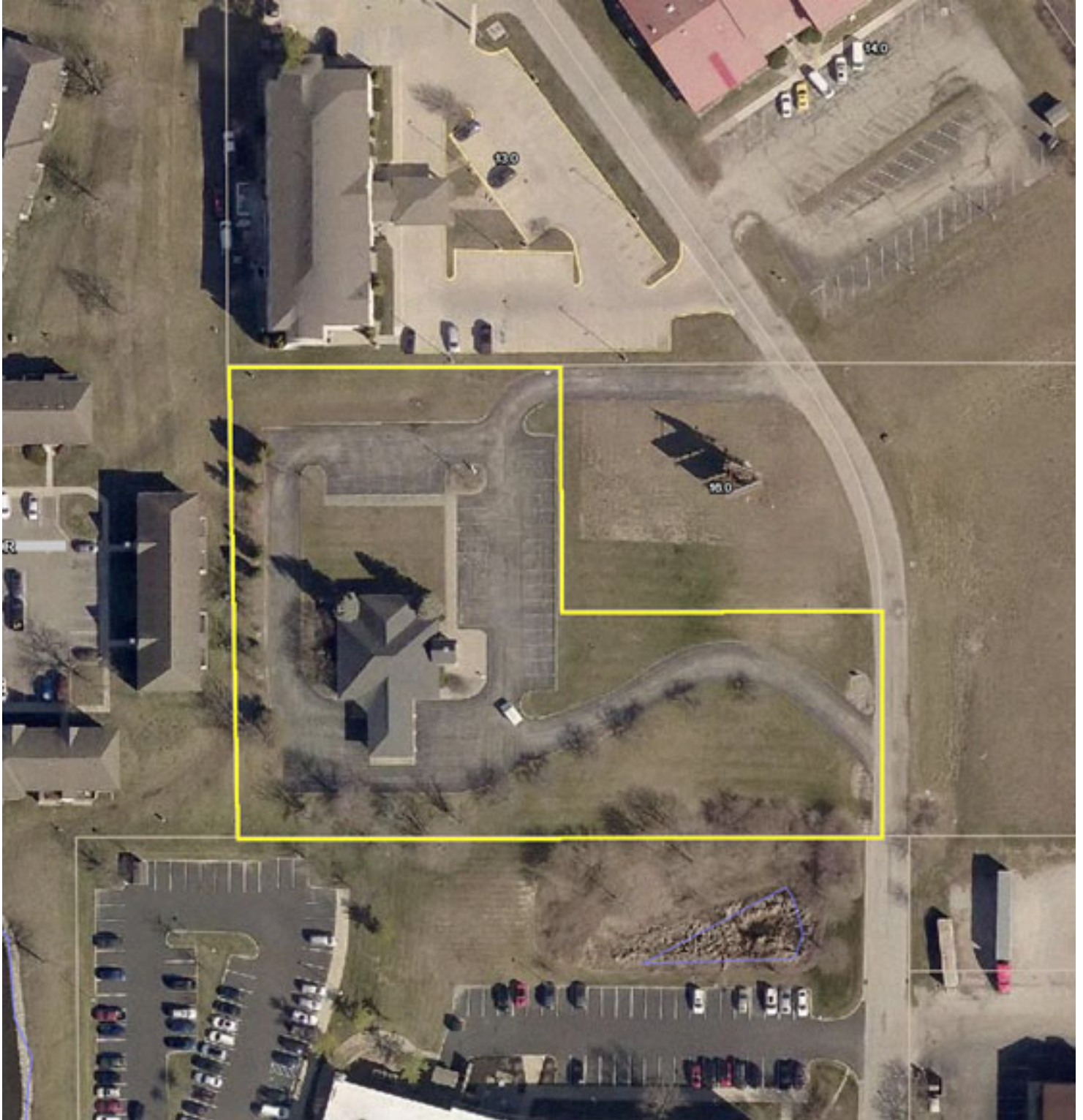
## Operating Expenses \$11.00 / SF

Expenses	Annual Cost	PSF
RE Taxes	\$12,582	\$4.11
Utilities	\$8,800	\$2.88
Insurance	\$4,250	\$1.39
Maintenance	\$5,000	\$1.64
Repairs	\$3,000	\$0.98
<b>TOTAL</b>	<b>\$33,632</b>	<b>\$11.00</b>



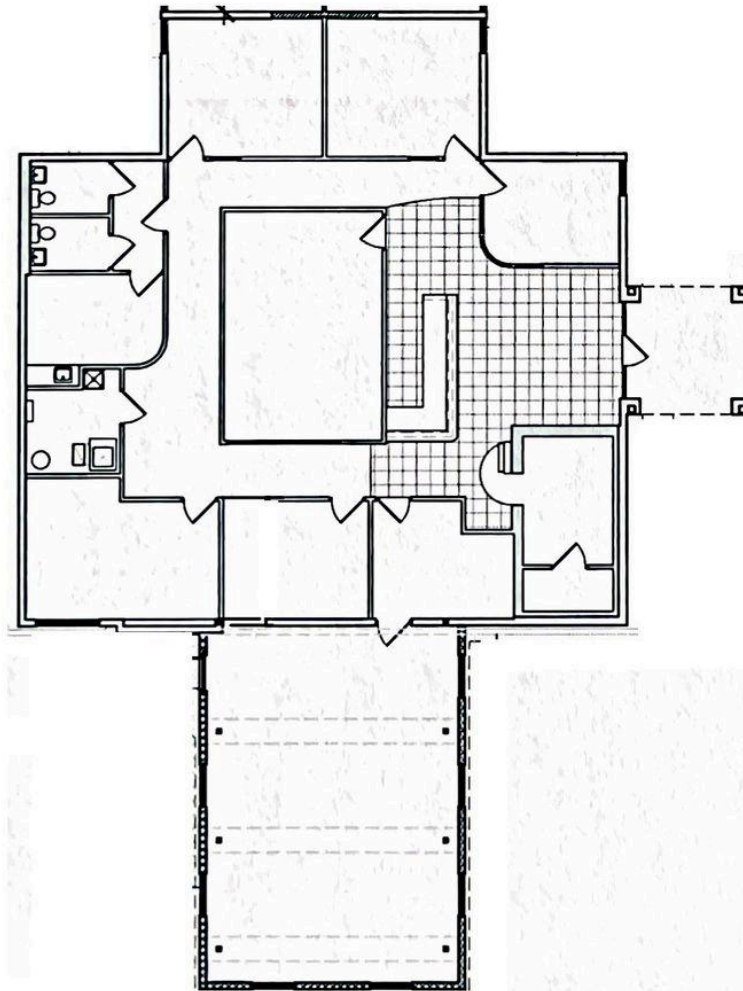
# Site Plan

34 W Rampart St, Shelbyville, IN 46176



# Floor Plan

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# Additional Photos

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