



PROPERTY INFORMATION

FOR SALE BROAD RIPPLE OFFICE BUILDING

6366 Guilford Avenue
Indianapolis, IN 46220

For further information, contact:

George Dury
Dury Investment Group
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PROPERTY SUMMARY

Property Owner:	6366 Guilford Holding Company
Listing Agent:	Dury Investment Group / George S. Dury
Listing Agent Contact Info.:	Cell #: 317-590-5549 - Email: georgedury@sbcglobal.net
Property Address:	6366 Guilford Avenue, Indianapolis, IN 46220
Offering Price:	\$1,895,000.
County / Township:	Marion County, Center Township
Year Built:	Approximately 1968
Building Square Footage:	Approximately 8,688 useable square feet, 2,896/s.f. per floor over 3 floors.
Acreage:	0.34 Acres
Parking Spaces:	Approximately 27 spaces
Signage:	Possible Building Signage Available
Zoning:	C-2 High Intensity Office / Apartment / Commercial District
Utilities:	Public water and sanitary sewer, electricity, natural gas, and telephone
HVAC:	Building is heated via gas forced air furnace system consisting of three furnaces and three condensing units.
Parcel #:	Parcel #: 8019325
Real Estate Taxes:	\$13,905.02 Annually (2020 Payable 2021)
Disclaimer:	The information contained in this Property Summary is taken from sources deemed reliable but NOT guaranteed. Any buyer should complete adequate due diligence necessary for such a transaction

EXTERIOR BUILDING PHOTOS



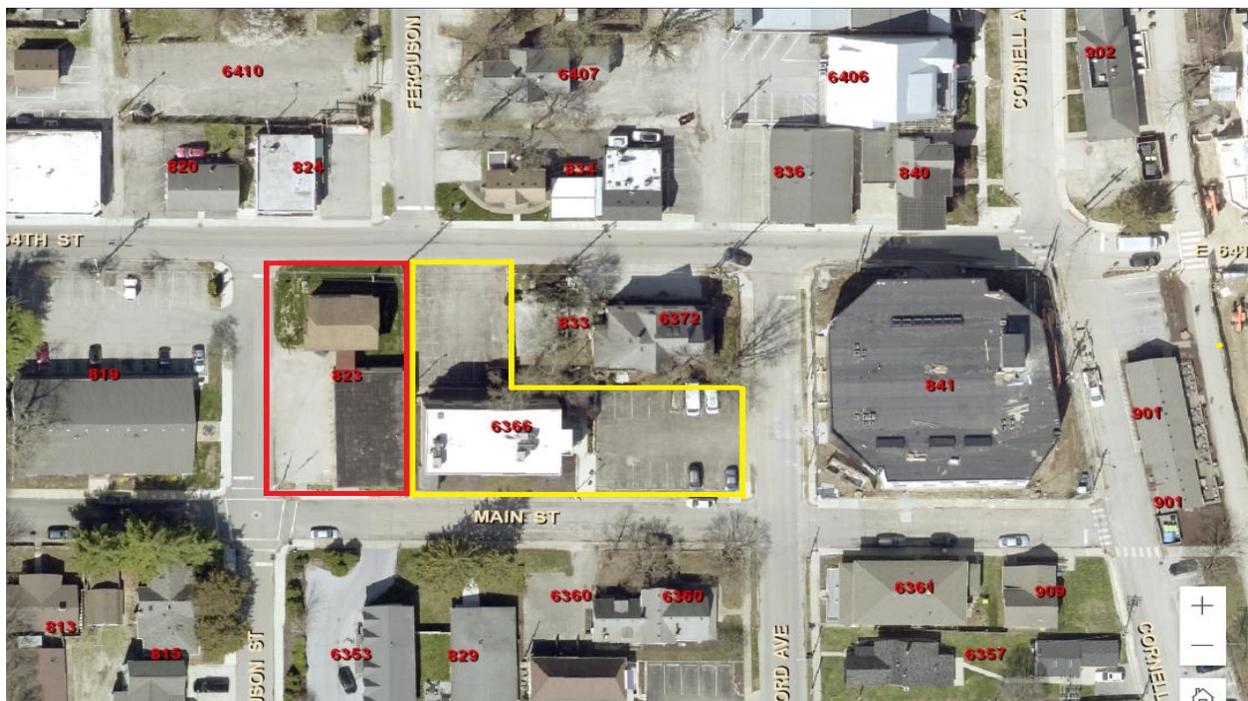
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EXTERIOR BUILDING PHOTOS



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AERIAL PHOTOS



823 E. 64th St. was recently For Sale for \$695,000.00. It is currently off the market.

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