

**Excellent Retail Office Opportunity On
Popular Main Street In Brownsburg**
422 East Main Street
Brownsburg, IN 46112

\$280,000
0.241 +/- acres
Hendricks County



Excellent Retail Office Opportunity On Popular Main Street In Brownsburg Brownsburg, IN / Hendricks County

SUMMARY

Address

422 East Main Street

City, State Zip

Brownsburg, IN 46112

County

Hendricks County

Type

Commercial

Latitude / Longitude

39.8415 / -86.3908

Taxes (Annually)

861

Dwelling Square Feet

1274

Bedrooms / Bathrooms

2 / 1.5

Acreage

0.241

Price

\$280,000

Property Website

<https://indianalandandlifestyle.com/property/excellent-retail-office-opportunity-on-popular-main-street-in-brownsburg-hendricks-indiana/12871/>



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PROPERTY DESCRIPTION

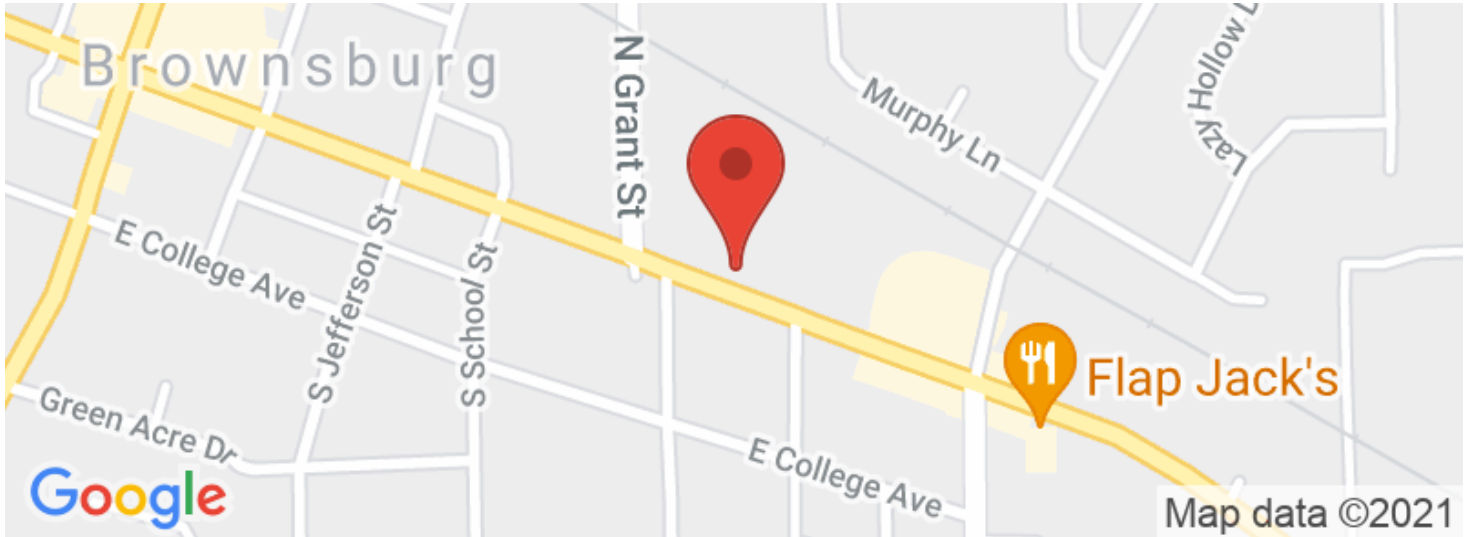
Come tour this COMPLETELY renovated retail office facility on the popular Main Street corridor in Brownsburg, Hendricks County, Indiana. The owner has wasted no expense in bringing this facility to a superior condition both inside and out. An exterior inspection will reveal a new roof, all new soffits, siding, gutters, and downspouts. The facility has also developed beautiful street appeal with all new landscaping and flower beds. The structure sits on .24 acres, providing 50' of direct road frontage on US 136 (Main Street). Although the original frames remain, the owner has installed new glass all around the perimeter of the building. An attached 20x26 garage has also been refurbished, complete with a new overhead door and opener. Inside, you'll immediately enjoy the effect of the refinished hardwood floors. The office facility provides two private offices, both supported by a 15 x 15 common office area that provides direct access to a newly renovated half bath. There is a 10 x 15 foyer to welcome visitors. An entirely renovated kitchenette is also provided, complete with a new countertop, cabinets, fixtures, and new appliances. A break room is located adjacent to the kitchenette. In addition, this office facility boasts a 24 x 26 basement, including a newly furnished full bath and a 13 x 14 storage room. Recently rezoned as C-1, this property provides an excellent, affordable opportunity to the new commercial buyer to relocate to a prime location in the heart of Brownsburg. The property is being sold very confidently in As-Is condition. Future inspections can be performed for the sole benefit of the buyer. Please contact Mark Boswell at 765-720-2166 to schedule your private showing today!



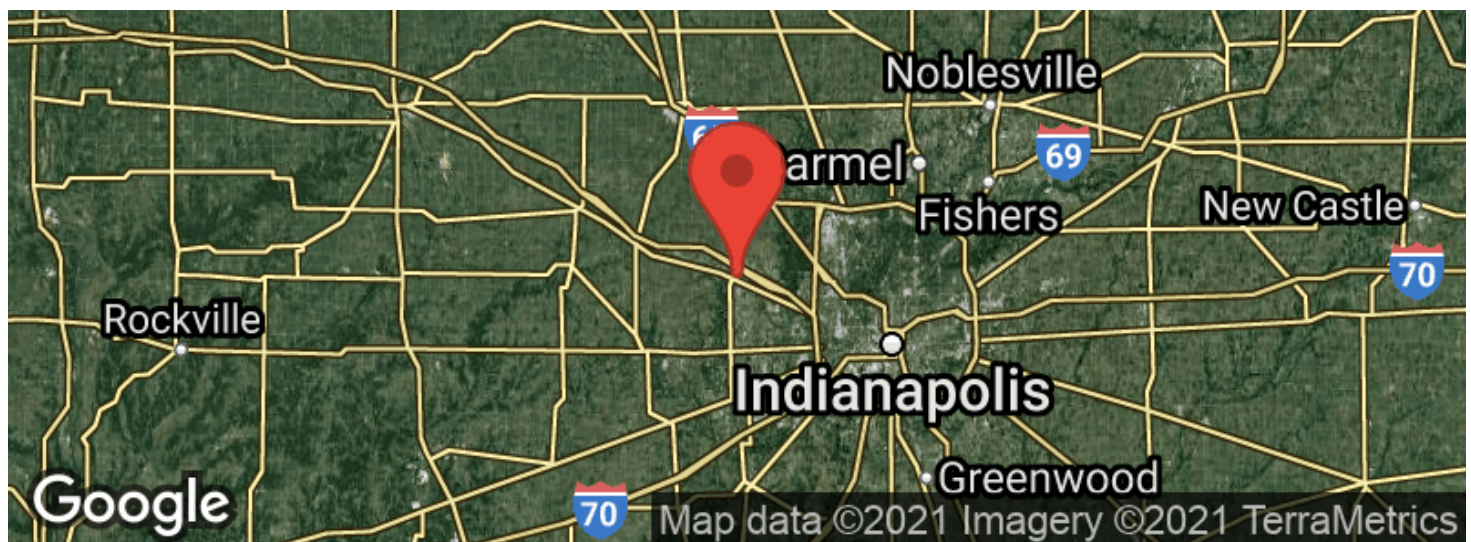
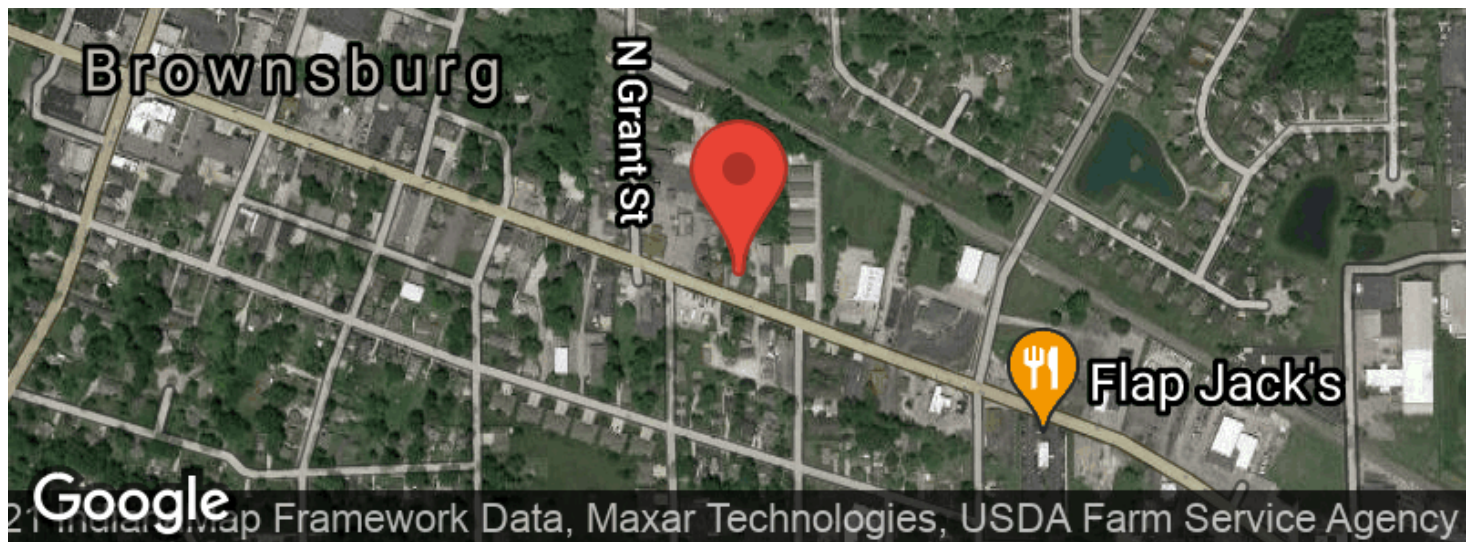
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Locator Maps



Aerial Maps



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Brownsburg, IN / Hendricks County

LISTING REPRESENTATIVE

For more information contact:



Representative

Mark Boswell

Mobile

(765) 720-2166

Office

(765) 720-2166

Email

mboswell@mossyoakproperties.com

Address

6546 West CR 710 South

City / State / Zip

Reelsville, IN 46171

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>

