

# Commercial Retail Space for Sale or Lease

## 1500 Broadway in Anderson Indiana



Address: 1500 Broadway – Anderson, IN – 46012  
County: Madison  
Township: Anderson NW  
Tax ID: MAD18\_792-6  
Mult. Tax ID: 18-5951200, 18-003223  
List Price: \$199,000  
Lease: \$7 to \$10 per sq. ft.  
Year Built: 1952  
Type Bldg: Free Standing  
Zoning: B-1

Acreeage: .27  
Bldg Size & Space Available: 3,900 sq. ft.  
Annual Prop. Tax ~\$4,200  
Parking: 26 vehicles  
Present Use: Commercial SingleTen  
Signage: Store Front  
Proposed Use: CommMulTen, CommSglTen, Medical, Office  
Road Access: City Street – Located on Busy Main Street Corner  
Surface of Parking: Asphalt  
Interstate: Ramp 3-5 miles  
Docs on File: Floor Plan – Close to scale.  
Bathrooms: 2 – Toilet and Sink

Located on a busy corner (Broadway and Vineyard) and the main street running north and south through Anderson, IN. Located on the northeast corner of that intersection on the north side of Anderson.

- Surrounded on two sides by paved parking area with room for up to 26 vehicles.
- Building – two openings can be re-separated and setup for two separate businesses.
- Two glass entries. One with two picture windows for display. One glass enclosed wind entry.
- Taxes on the property are about \$2,100/ 6 months or \$4,200 for the whole year.
- Utilities (Gas – Electric – Water) average about \$200 per side per month.
- Gas Furnace and Air Conditioners on each side of the building.
- Toilet and sink on each side of the building.
- Hot Water Heater
- Sink and Counter and place for Refrigerator in large back storage / freight area.
- Flat Roof was replaced in 2002.
- Commercial Waste Removal and Security Light for Parking Area Available.
- Call Realtor, **Jim Bittner – Re/Max** at 765-640-1900x120 – Cell: 765-425-1008 or 800-551-7362
- For a **Virtual Tour** of the outside of the building and whole corner and the area, go to Google maps; Put in the address, 1500 Broadway St., Anderson, IN 46012; When the map comes up, click on “Street View”.