

# RESTAURANT FOR SALE



**2242 SHELBY STREET**  
INDIANAPOLIS, IN 46203

**\$319,000**

## PROPERTY OVERVIEW

Picture your restaurant concept in this newly renovated, dazzling property that could be your ticket to redefining dining in the heart of Garfield Park. This property boasts a central location amidst a trendy and vibrant neighborhood, drawing in a diverse and dynamic clientele.

The first floor of the main building boasts a comfortable and inviting entry and 24 seat dining area in addition to an 8 seat bar around a sleek, open kitchen. The layout is perfect for entertaining and engaging your guests with culinary creations.

A beautiful oak staircase leads to a private 2nd floor for more intimate dining or special gatherings and events.

This property also includes an outdoor patio designed for music and al fresco dining, perfect for soaking in the lively atmosphere. Take advantage of the potential to update and rent the unfinished detached garage space for retail ventures or utilize it as an Airbnb opportunity, maximizing income potential.

This property is not just a space; it's a canvas for your imagination, offering endless possibilities to create an iconic venue or establish a lucrative business.



## TERESA HARWOOD, CCIM

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## PROPERTY HIGHLIGHTS

- Newly renovated restaurant concept with 1,570 SF
- Located in the heart of Garfield Park; a central location in a vibrant neighborhood
- 1st floor of main building offers inviting entry, dining, bar, open kitchen
- 2nd floor offers intimate dining or special event gatherings
- Property offers outdoor patio designed for music and dining
- Unfinished detached garage space for retail ventures or utilize it as an Airbnb opportunity to maximize income potential

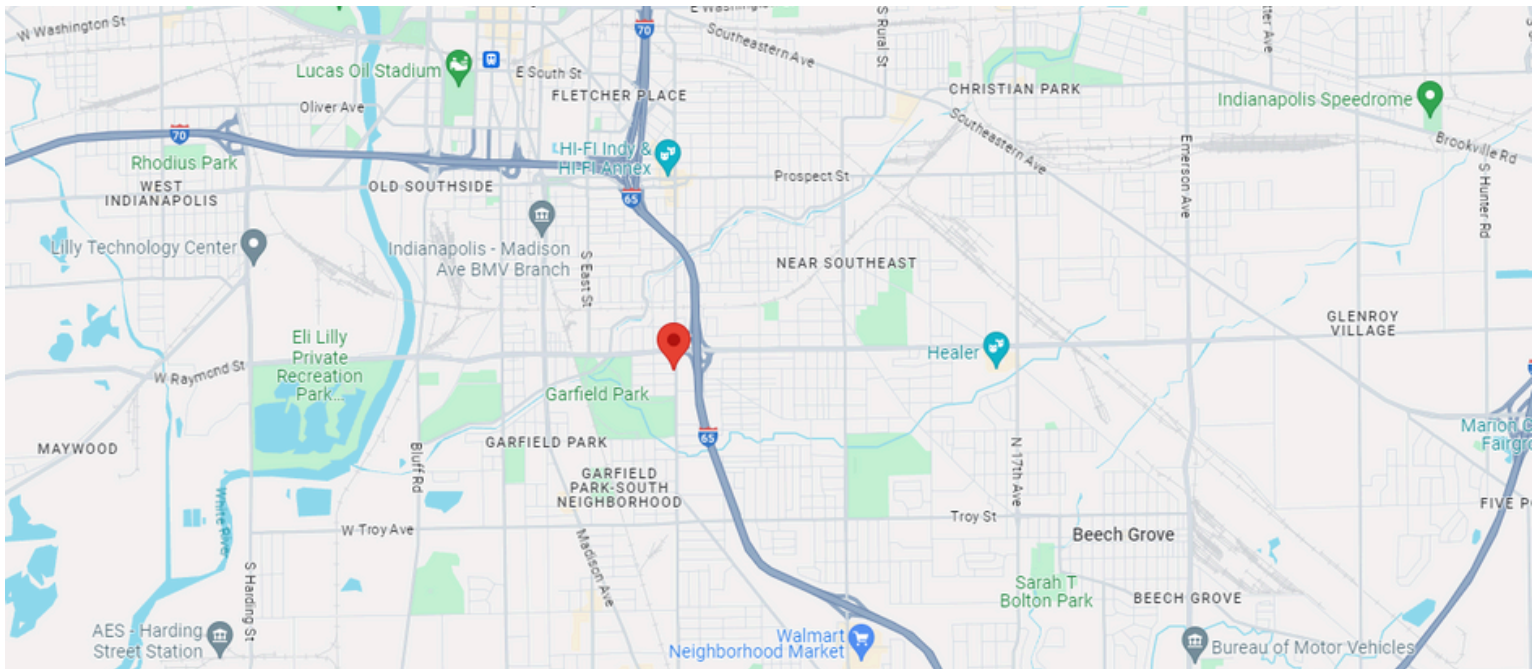


## LOCATION OVERVIEW

I-65 north from I-465 to Raymond Street, exit west to Shelby Street, turn south, property located approximately 2 blocks on west side of Shelby Street.

### OFFERING OVERVIEW

<b>LISTING PRICE</b>	\$319,000.00
<b>LOT SIZE</b>	1,570 SQ FT.
<b>YEAR BUILT</b>	1905
<b>RENOVATED</b>	2015 & 2022



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