

35-49 BILL'S BOULEVARD MARTINSVILLE, INDIANA

ASKING PRICE

ASKING PSF

AVAILABLE SF

\$1,299,000

\$117

8,856 SF

## PROPERTY INFORMATION

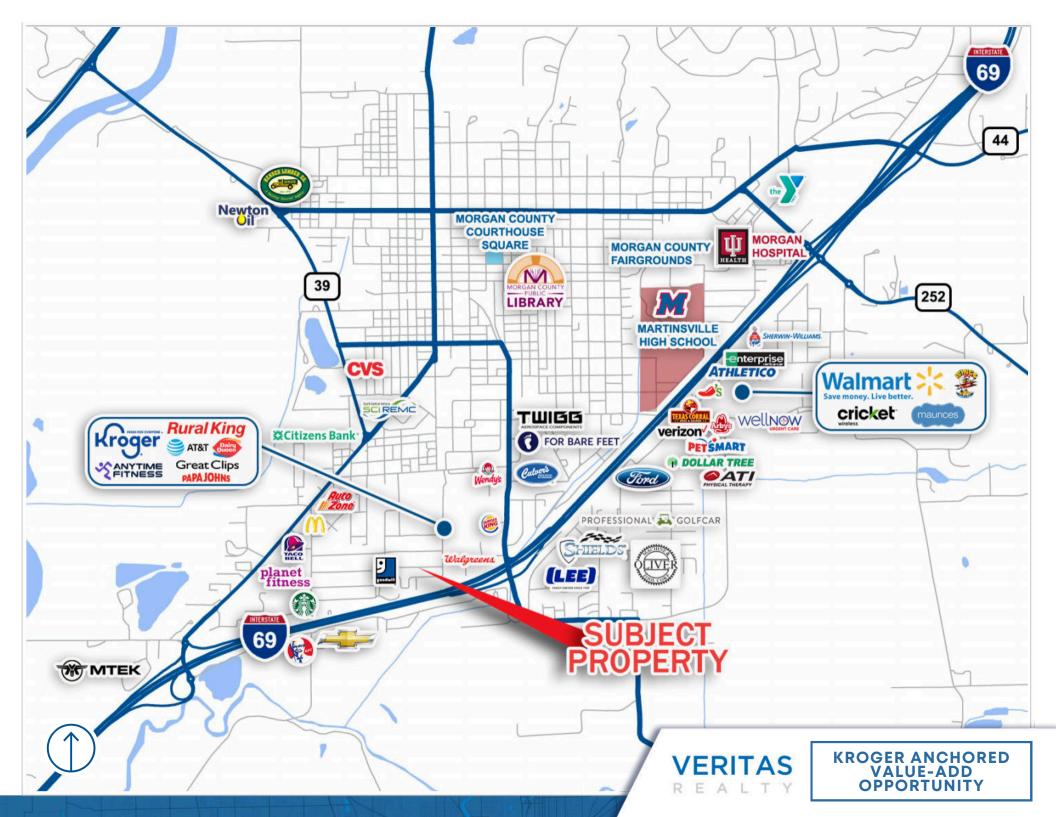
COUNTY	Morgan (County Seat)
OWNERSHIP	Fee Simple
ACREAGE	1.77 Acres
YEAR BUILT	2005
RENOVATED	N/A
ROOF AGE	2019 (Warranty through 2034)
BUILDING SIZE	11,086 sf
# OF UNITS	3
OCCUPANCY	20.1 %

VERITAS REALTY is pleased to present a prime value-add investment opportunity in Martinsville, IN, which is located 20 minutes north of Bloomington, IN and 40 minutes south of downtown Indianapolis. The building is an outparcel to both Kroger and Rural King, and adjacent to the new I-69 corridor that was completed in 2022.

Select Physical Therapy currently occupies 2,230 square feet with the lease expiring on 9/30/2026. Call for more information.



KROGER ANCHORED
VALUE-ADD
OPPORTUNITY



















VERITAS REALTY KROGER ANCHORED VALUE-ADD OPPORTUNITY



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