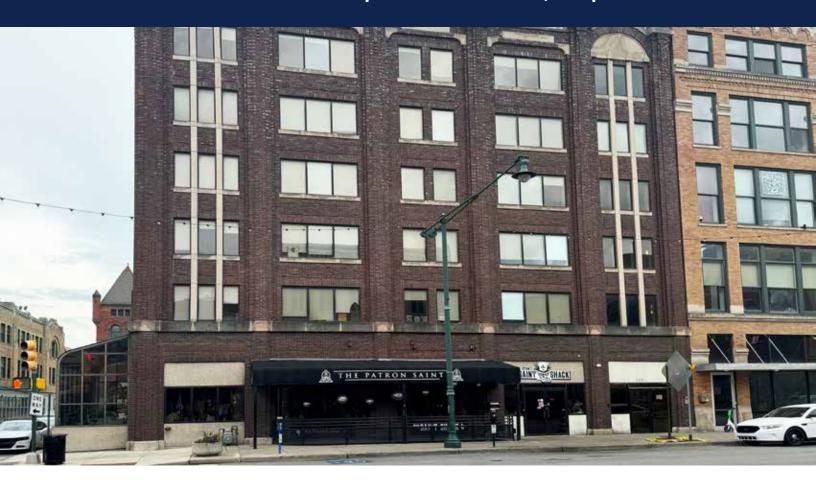
250 S MERIDIAN STREET | INDIANAPOLIS, IN | MIXED USE



XMARK MIDWEST is pleased to bring to market 250 S Meridian Street, Indianapolis, IN, a prime investment opportunity in the heart of downtown. Built in 1915 this mixed-use property offers a unique combination of two commercial and nine residential spaces, strategically positioned within one of the city's most vibrant and dynamic neighborhoods.

With two retail spaces and nine residential units, 250 S Meridian offers investors a diverse range of incomegenerating opportunities.

Located in downtown Indianapolis, the property benefits from its central location and proximity to key amenities, including dining, entertainment, and recreational facilities. Its accessibility and visibility on a main commercial strip make it an attractive destination for both residents and visitors, ensuring steady foot traffic and patronage for retail tenants. Don't miss out on this rare opportunity to invest in the downtown Indianapolis scene. Whether you're a seasoned investor or a first-time buyer, 250 S Meridian Street offers an attractive investment proposition with unlimited potential.

HIGHLIGHTS

- **Exceptional City Views**
- **Top Line Finishes**
- **Proximity to Nearby Entertainment**
- In-Unit Washers/Dryers
- Diversified Income Source (Retail, Multifamily)

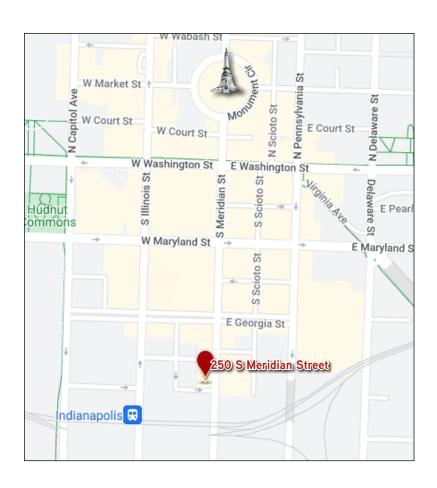


PROPERTY DETAILS

Address	250 S Meridian St., Ind	ianapolis, IN 46225	
Number of Residential Units			
Number of Bu	1		
Number of Le	6		
Year Built		1915	
Residential So	quare Feet	12,850	
Retail Square	5,420		
Total Rentabl	18,270		
Lot Size (Acre	0.07±		

UNIT MIX

Number of Units	Unit Type	Average Size (SF)	Asking Rent	Rent PSF
2	1/1	850	\$1,363	\$1.60
6	2/1	1,408	\$2,021	\$1.43
1	3/1	2,700	\$2,950	\$1.09



TENANT OVERVIEW

BSL Entertainment / DBA The Saint Shack

GLA (SF): 3,220

Origination Date: 1/1/2018

Lease Expiration: 10/31/2025

Rent Per SF: \$26.37



The Saint Shack is a themed bar that makes you feel like you're right in the best parts of New Orleans.

Basement LLC / DBA The Patron Saint

GLA (SF): 2,200

Origination Date: 4/1/2005

Lease Expiration: 3/31/2025

Rent Per SF: \$40.54



The Patron Saint is a New Orleans inspired, basement concert venue offering live electronic music and DJ's.



Michael H. Wernke

Principal & Managing Broker 829 Main Street Indianapolis, IN 46220 O: 317 756 9895 | C: 773 294 6349 Michael.Wernke@XMarkMidwest.com www.XMarkMidwest.com