

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 income-generating 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)



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

PROPERTY DETAILS

Address	250 S Meridian St., Indianapolis, IN 46225
Number of Residential Units	9
Number of Buildings	1
Number of Levels	6
Year Built	1915
Residential Square Feet	12,850
Retail Square Feet	5,420
Total Rentable Square Feet	18,270
Lot Size (Acres)	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