

1057 S Jackson Street Frankfort, IN / 22 Units



22 Units



Price

Contact Broker



9.37% CAP Rate

HIGH HISTORIC OCCUPANCY

PROPERTY HIGHLIGHTS

- High Historic Occupancy
- Under Market Rent
- High Submarket Occupancy
- 1969 Vintage
- Previous Ownership Replaced Roof in 2024

XMark Midwest is pleased to present to market The Key Motel in Frankfort, IN. Located at 1057 S Jackson St, Frankfort, IN, this 1969, 2-story building sits on on .3 acres and has 22 studio units with approximately 400 sqft.

This offering is a fantastic opportunity for an investor to continue the efforts of the previous owner. The Key Motel received a new roof in 2024, and has received miscellaneous cosmetic upgrades. The property remains highly occupied throughout the year. Moreover, new ownership can elevate rents to match market rates (\$57 average increase).



MICHAEL H. WERNKE
Principal | Managing Broker
O 317 756 9895 | C 773 294 6349
Michael.Wernke@XMarkMidwest.com

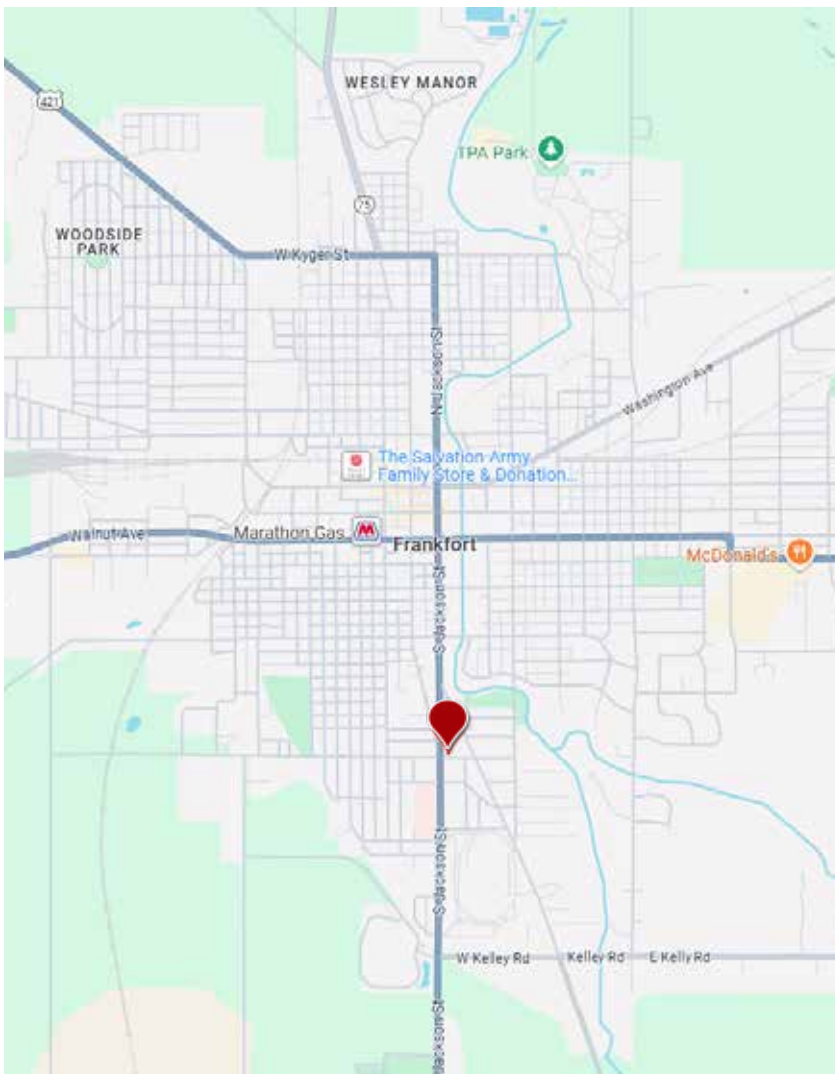
CARTER PIPER
Associate
O 317 756 9894 | C 260 609 0276
Carter.Piper@XMarkMidwest.com

PROPERTY DETAILS

Address	1057 S Jackson Street, Frankfort, IN 46041
Number of Units	22
Number of Buildings	1
Number of Stories	2
Year Built	1969
Rentable Square Feet	8,800
Lot Size	0.30±

UNIT MIX

Unit Type	No. of Units	Average Size (SF)	Asking Rent	Rent/SF
Studio	22	400	\$700	\$1.75



LOCATION

Frankfort, Indiana, is a community with a strong sense of local pride and a positive outlook towards the future. The city is actively investing in revitalization efforts, including the development of the beautiful Prairie Creek Park in the heart of downtown, which serves as a vibrant space for community events and recreation. Furthermore, Frankfort boasts a diverse culinary scene, particularly known for its authentic Mexican restaurants, reflecting the welcoming and growing Hispanic community. With its friendly atmosphere, ongoing improvements to infrastructure and parks, and a calendar full of community events like the Hot Dog Festival and the Festival of Lights, Frankfort offers a charming and engaging environment for its residents.



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