

# Lincoln Park Apartments

Greenfield, IN / 35 Units

Existing LIHTC Community  
Placed in Service 3/7/2007  
In LURA Stage  
Initial TCCP Expired 12/31/2021  
QC Eligible

**LOCATED APPROXIMATELY 30 MINUTES FROM DOWNTOWN INDIANAPOLIS.**

## HIGHLIGHTS

STUDIO-, ONE- AND TWO-BEDROOM UNITS

FANTASTIC RENTAL MARKET

EXISTING LIHTC COMMUNITY

ALL NEW WINDOWS AND OTHER  
CAP EX RECENTLY COMPLETED

LOCATED APPROXIMATELY 30  
MINUTES FROM DOWNTOWN  
INDIANAPOLIS

Built in 1900 and renovated into apartments in 2006, **LINCOLN PARK APARTMENTS** is a 35-unit multifamily community located in Greenfield, Indiana. The property includes one building which encompass approximately 2.54 acres and offers 27,480 rentable square feet.

The property offers a unit mix of 4 Studio, 16 one-bedroom | one-bathroom, and 15 two-bedroom | one-bathroom units. Unit sizes range between 693 square feet to 880 square feet.

Just a 30-minute drive to Indianapolis, the Town of Greenfield, Indiana, is located approximately 25 miles east of Indianapolis in Hancock County. Greenfield is a close-knit, family-oriented city with a historic downtown and a sense of security that comes from neighbors who care about their community and each other. The city boasts many assets such as the Hancock Regional Hospital and the Hancock County Public Library.



**Michael H. Wernke**  
Principal / Managing Broker  
[Michael.Wernke@XMarkMidwest.com](mailto:Michael.Wernke@XMarkMidwest.com)  
[www.XMarkMidwest.com](http://www.XMarkMidwest.com)

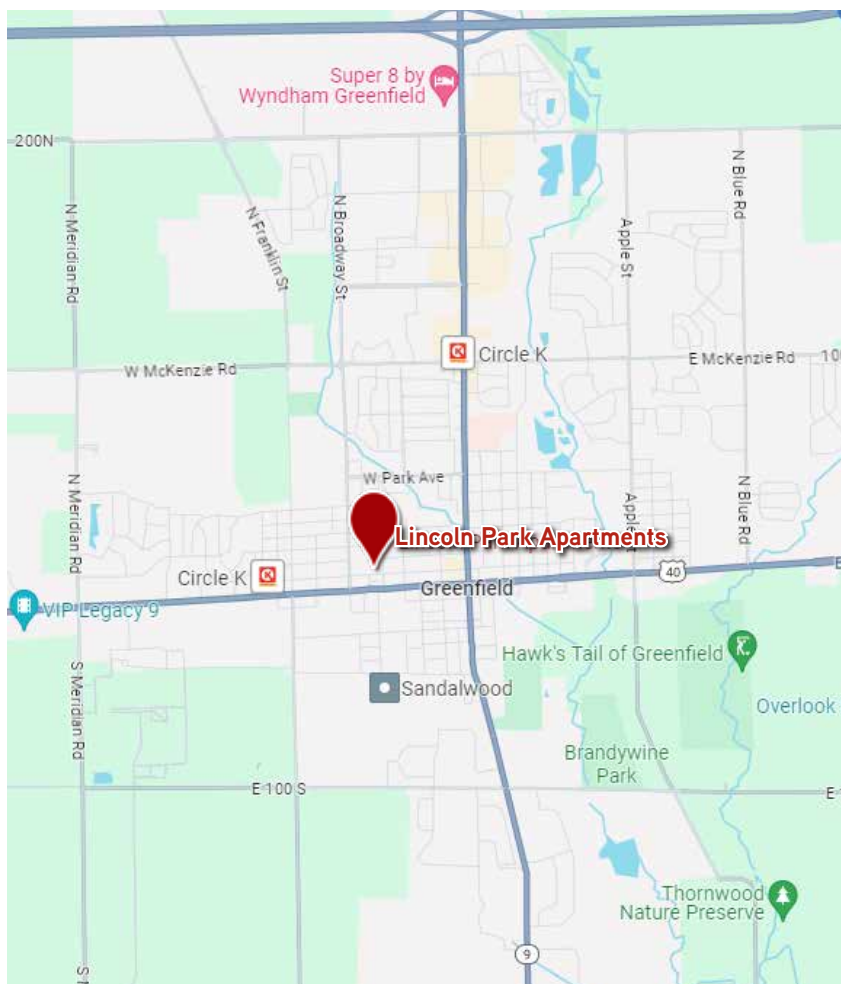
829 Main Street  
Indianapolis, IN 46220  
O: 317 756 9895  
C: 773 294 6349

## PROPERTY DETAILS

Address	600 W North Street, Greenfield, IN 46140
Number of Units	35
Number of Buildings	2
Number of Stories	3
Year Built	1900 & 1933
Rentable Square Feet	27,480
Lot Size	2.54±

## UNIT MIX

Unit Type	No. of Units	Average Size (SF)	Asking Rent	Rent/SF
Studio	4	800	\$677	\$0.85
1/1	16	693	\$799	\$1.15
2/1	15	880	\$908	\$1.03



**Michael H. Wernke**  
Principal & Managing Broker  
829 Main Street  
Indianapolis, IN 46220

O: 317 756 9895 | C: 773 294 6349  
[Michael.Wernke@XMarkMidwest.com](mailto:Michael.Wernke@XMarkMidwest.com)  
[www.XMarkMidwest.com](http://www.XMarkMidwest.com)