



35-49 BILL'S BOULEVARD MARTINSVILLE, INDIANA

ASKING PRICE

\$1,199,000

ASKING PSF

\$109

AVAILABLE SF

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.

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**SUBJECT
PROPERTY**

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Walmart
wellnow Urgent Care
verizon
chili's

STORAGE EXPRESS

INTERSTATE 69

S OHIO ST.

BILL'S BLVD.

SUBJECT PROPERTY



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JON BANNISTER
VP, INVESTMENT SALES
M: 317.408.0886
JBannister@VeritasRealty.com

VERITAS
REALTY

JOHN HOLLOWAY
VICE PRESIDENT
O: 317.472.1800
John@VeritasRealty.com

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