Office Condo For Sale



10412 Allisonville Road, Suite 117

Fishers, IN 46038

Highlights

- Exceptional office condo for sale
- Rare owner-user opportunity
- 3,622 SF office condo
- Prime Fishers location
- First floor suite directly off lobby
- Versatile floor plan
- Abundant natural light
- Potential for both lobby and direct exterior access
- Monument signage opportunity

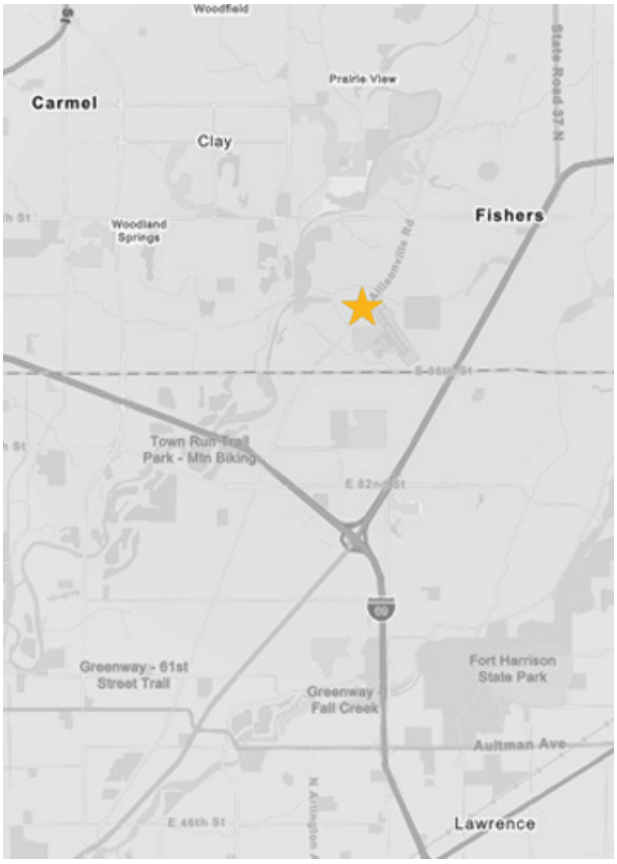
Overview

Size	3,622 SF
Zoning	C2
Parking	Shared surface parking
Asking Price	~~$1,095,000~~ $1,049,000

2025 Operating Expenses

Taxes	$1.68/SF
Utilities	$1.10/SF
Janitorial	$0.75/SF
CAM	$3.98/SF
Total	**$7.51/SF**

*Mirrors and signage are not included in the sale



Contact

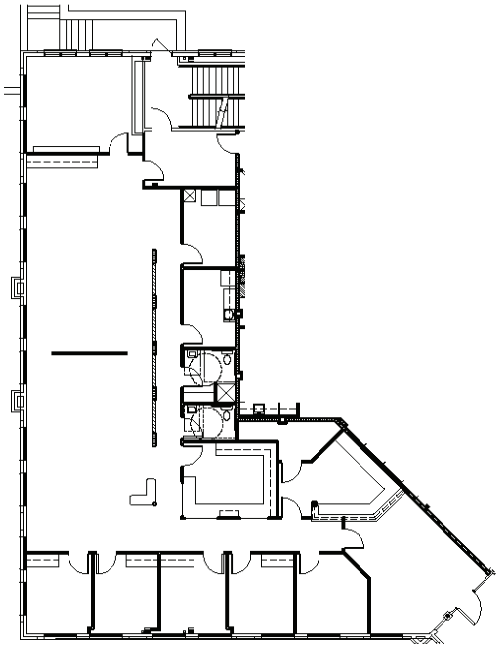
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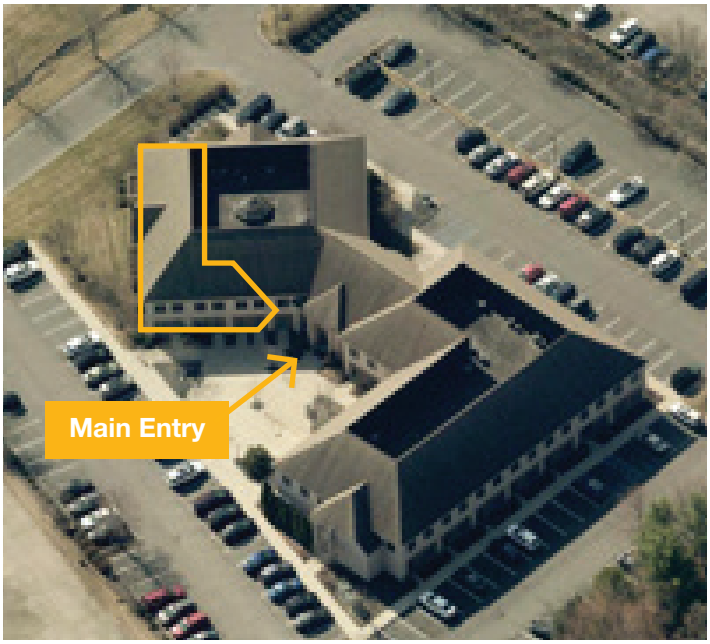
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Location & Floor Plan







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Photos - Lobby & Exterior











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Photos - Interior













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