

# PROPERTY AVAILABLE

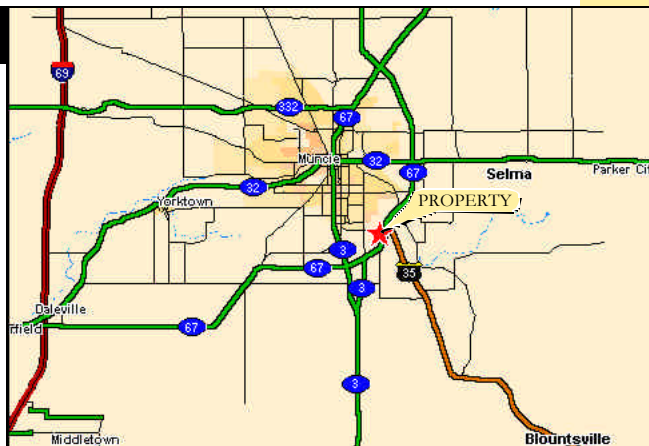
## FORMER RETAIL STORE & BUILDING MATERIALS CENTER

4900 N. Old State Route 3 • Muncie, IN 47303



### property overview

Retail Store	35,000 SF
Warehouse	26,100 SF
Lumberyard	202,981 SF
Total Land	9.07 acres
Parking	145 spaces
Zoning	VB
Year Built	1980



Information regarding property has been furnished by sources deemed reliable. We do not guarantee accuracy and are not responsible for errors, omissions, prior sale, lease or withdrawal.

The neighborhood is located on the northeast side of Muncie and is generally described as being bounded by the US-35 bypass on the north and McGalliard Road on the south, with the development along both sides of Broadway and Granville Avenues and Macedonia Road (S.R. 3).

The area is accessible to downtown Muncie via Macedonia, Broadway and Granville. Access to the rest of the area is made easy by means of the US-35 bypass that loop around the east and south sides of Muncie and intersects all major arteries.

The retail store consists of a showroom/sales area, office space and receiving room. It is air conditioned and heated with a finished ceiling, rest-rooms, sprinkler system and an overhead loading door.

### Great Adaptability!

Similar properties have been purchased and adapted to use by a variety of organizations:

- Automotive
- Building Supplies
- Car/RV Dealership
- Church/Worship Center
- Educational
- Furniture Store
- Grocery Store
- Home Improvement
- Retail Store
- Self-Storage
- Thrift Store

Contact: Kerry Bush

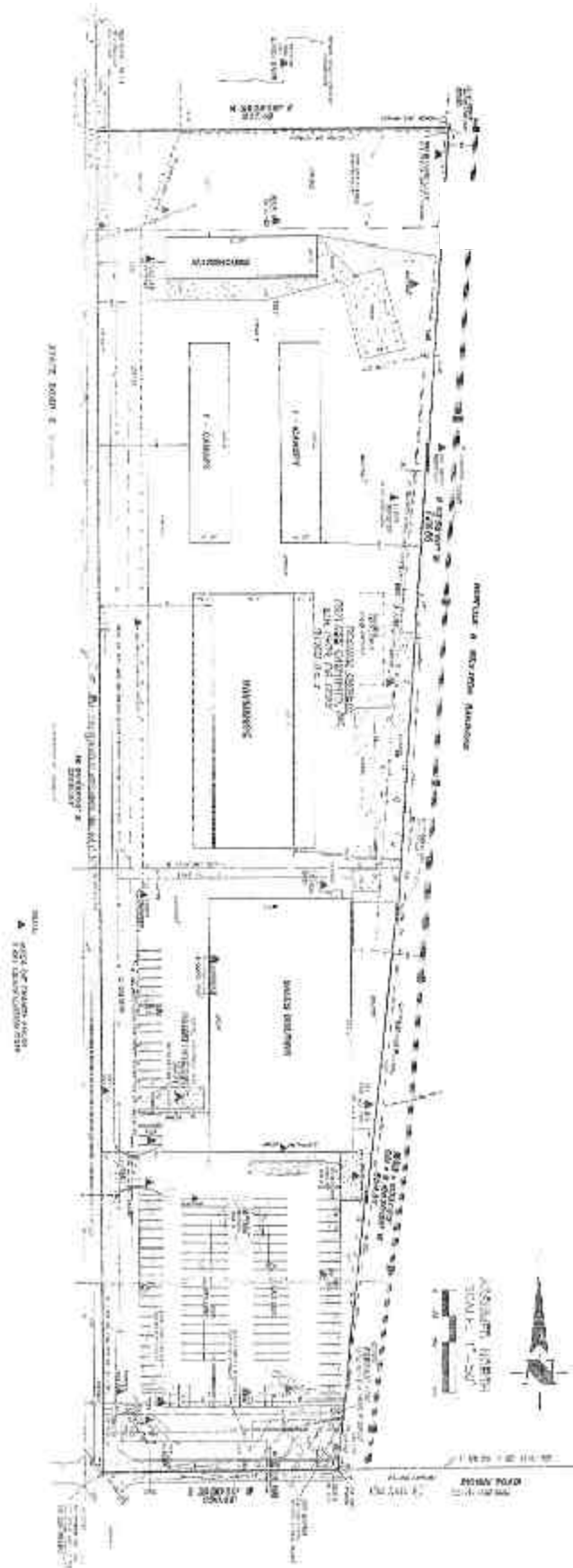
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# SITE PLAN



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