

4905 E. Main Street, Avon Indiana



Currently operated as Euphoria Spa & Wellness Center

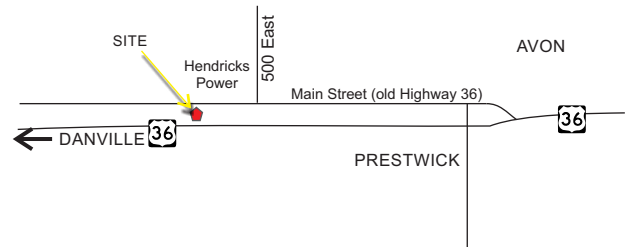
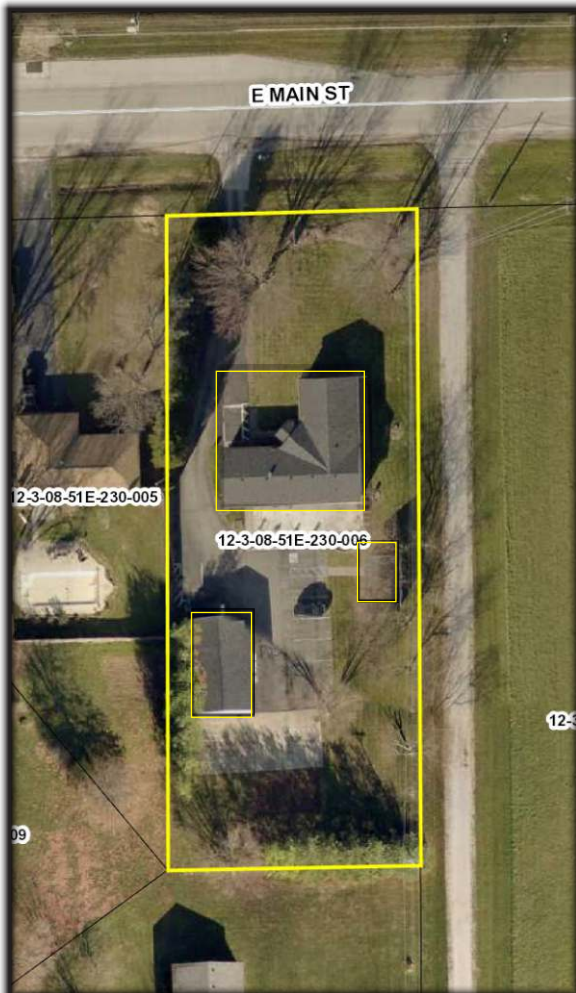
\$525,000.00

Versatile property with 3 income producing buildings. Locate your business here and supplement income with other buildings.

Main Building: 2307 s.f. Currently set up with large lobby/receptionist area and up to 6 offices. Professional decorating inside and large patio area in back.

Air BnB: Small but well appointed 1 bedroom, 1 bath rentable space. Owner currently averages about \$10,000 a year in income.

Large garage: 1050 s.f. with 3 rentable spaces. Can generate approximately \$5,000 a year in income.



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Text or Call Jerry Vornholt
6 E. Main Street
Danville, IN 46122

(317) 431-2672

www.vornholtprop.com

Main Building

2307 s.f. of space

Zoned Neighborhood Commercial

All components updated

No capital improvements needed

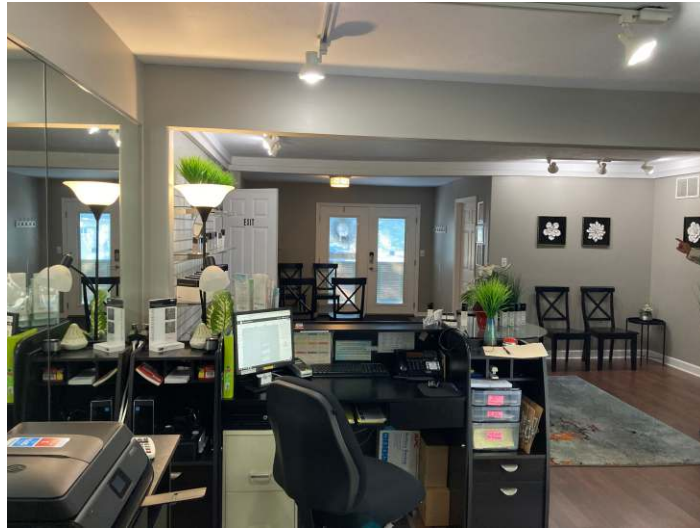
Handicap accessible ramp

Spacious lobby/receptionist area

Can be separated into 2 areas

(2 separate entrances)

21 Parking Spaces



6 separate office spaces

5 rooms with sinks

2 bathrooms

Plenty of storage areas

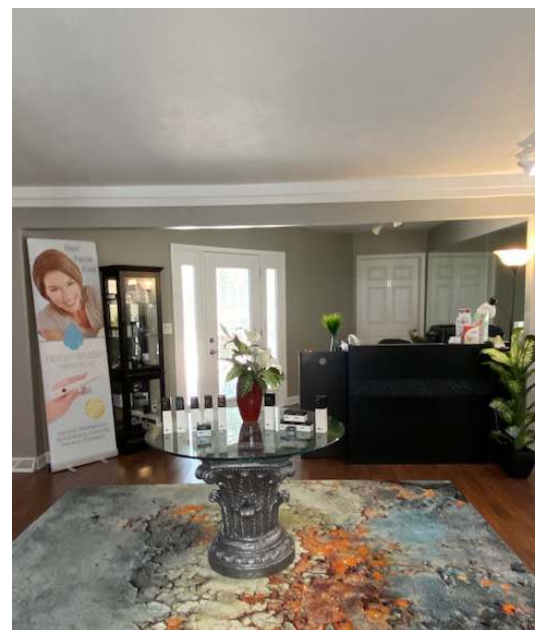
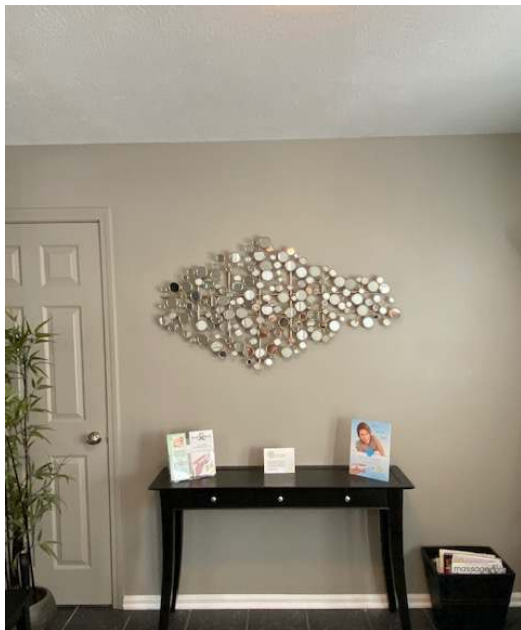
Washer/Dryer hookup

200 amp electrical service

Municipal Water & Sewer

Large concrete patio area

Well established mature trees



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“Small but Mighty” Air BnB building

334 square feet of space

Completely updated

One bedroom/2 beds

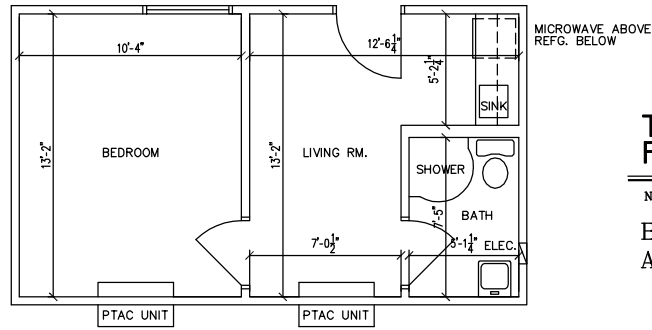
One Bathroom

Small kitchenette w/microwave

Heating and Air Conditioning

Currently rented as short term lodging

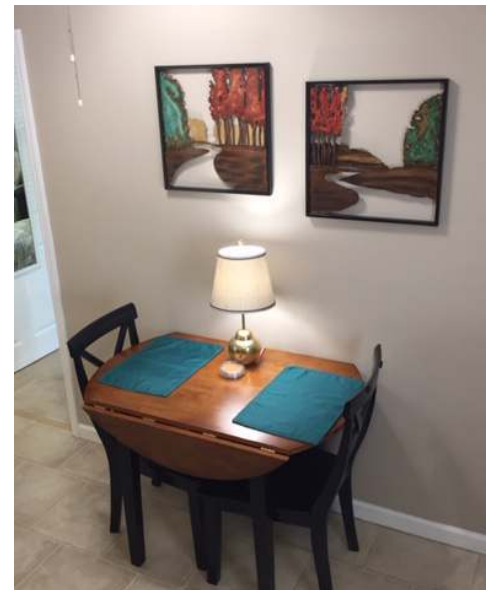
Generates approximately \$10,000 a year
(according to current owner)



TINY HOUSE FLOOR PLAN

NOTE TO SCALE

BUILDING AREA: 334 S.F.
APPROX. \$10,000/YR

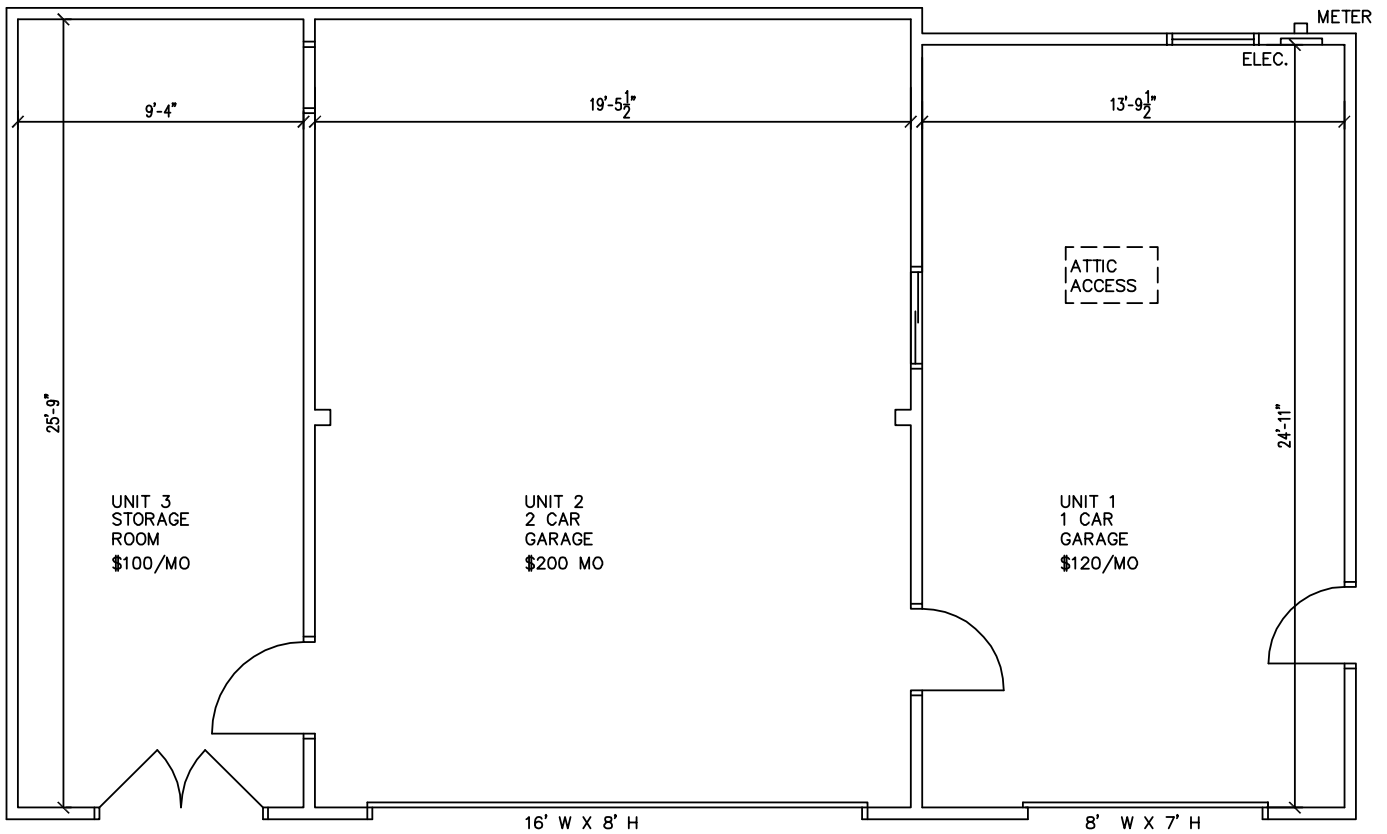


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3 Bay Outbuilding/Garage



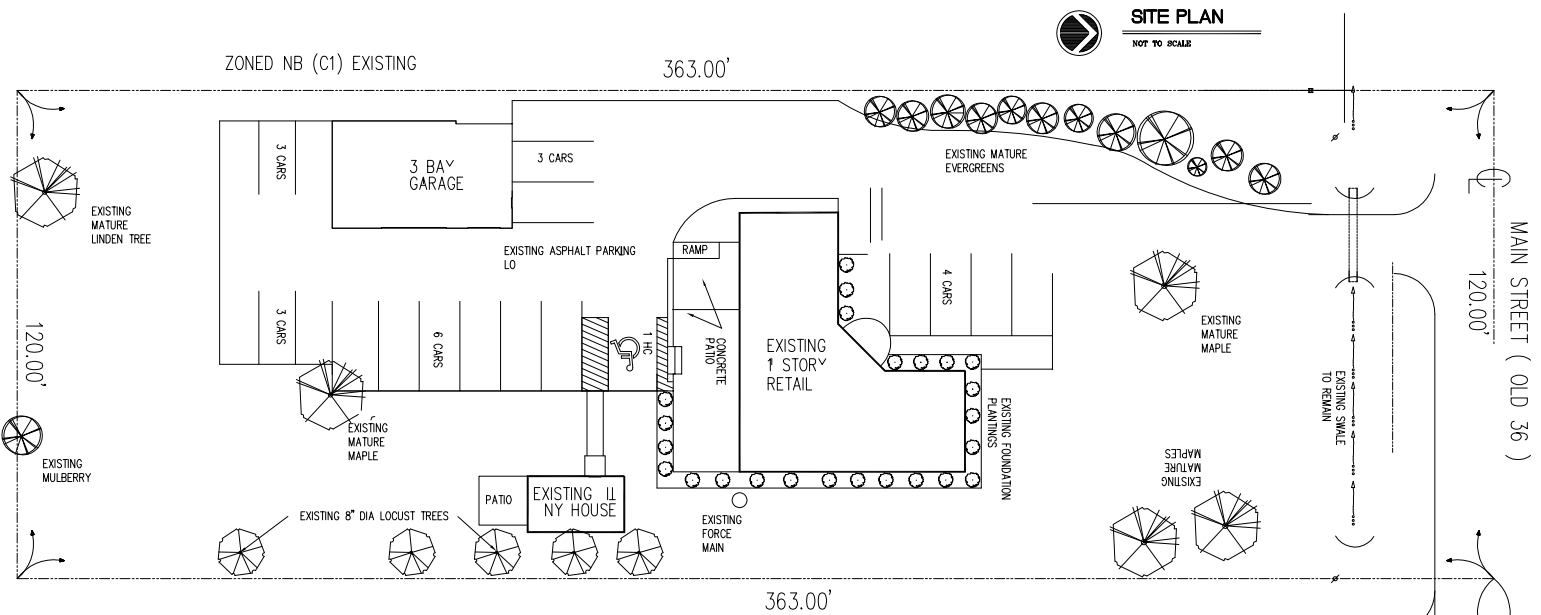
FLOOR PLAN

NOT TO SCALE



BUILDING AREA: 1,150 S.F.
APPROX. \$5,000/YR

SITE PLAN



SITE PLAN

NOT TO SCALE

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