



# Oaklandon Church Property

**For Sale**  
**\$1.95 million**

6701 Oaklandon Road  
Lawrence Township  
Marion County  
Indianapolis, IN  
Zoned SU 1—Special Use 1

**Call Fischer in Fishers!**

12350 Bellingham Boulevard  
Fishers, IN 46037

DIRECT: 317.250.7364  
FAX: 317.485.7164

[l.fischer@att.net](mailto:l.fischer@att.net)  
[www.fischerandassociates.biz](http://www.fischerandassociates.biz)



Lynn S. Fischer—Principal Broker  
Fischer & Associates

# Oaklandon Church Property

Front view from Oaklandon



Back View



Playground



45' x 25' Pole Barn



# Oaklandon Church Property

## Additional Photos



Gym/Stage



Cafeteria



Chapel



Community Room

# Oaklandon Church Property

## Additional Photos



Kitchen 1



Kitchen 2



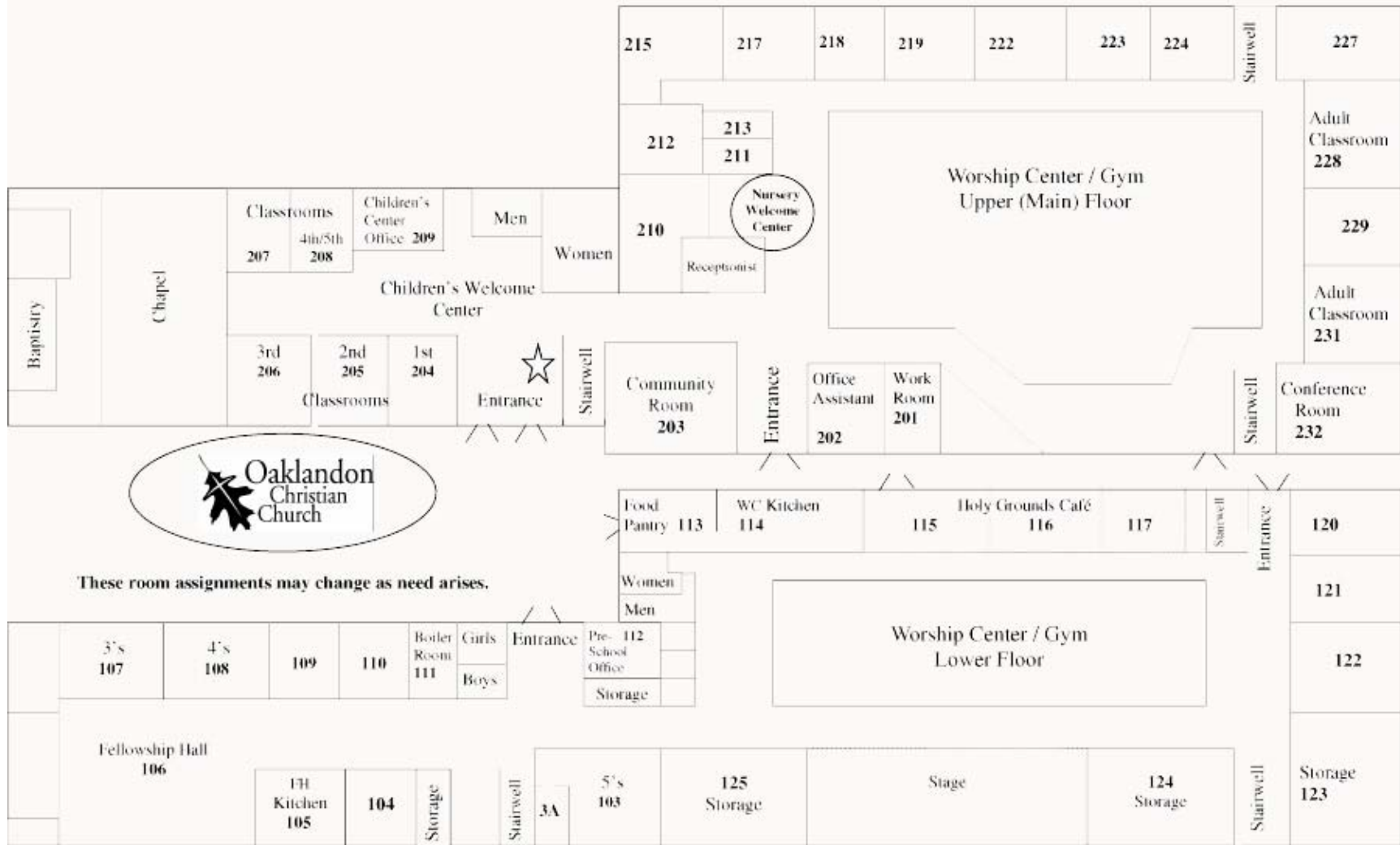
Nursery



Nursery

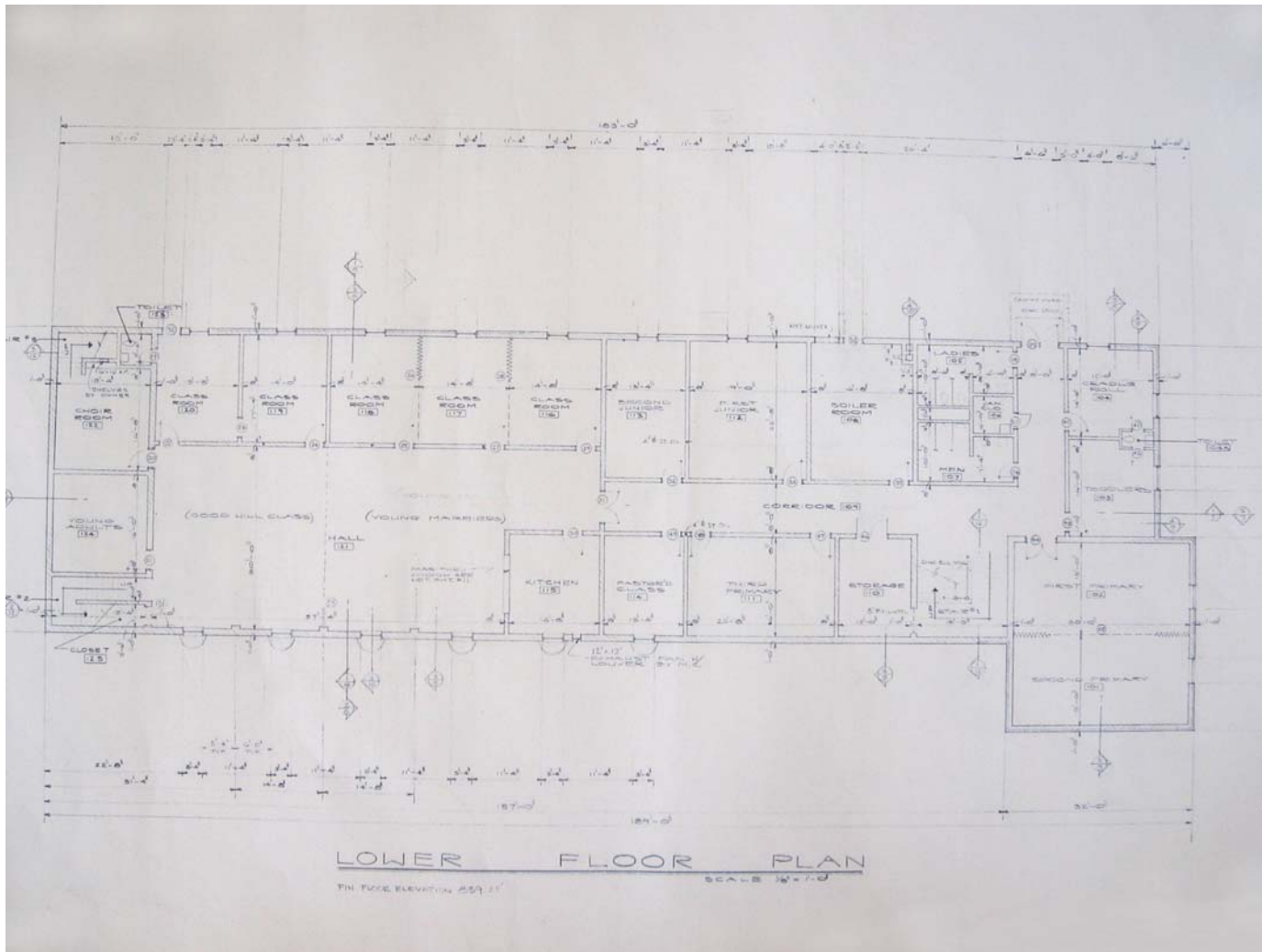
# Oaklandon Church Property

## Building Classroom Map



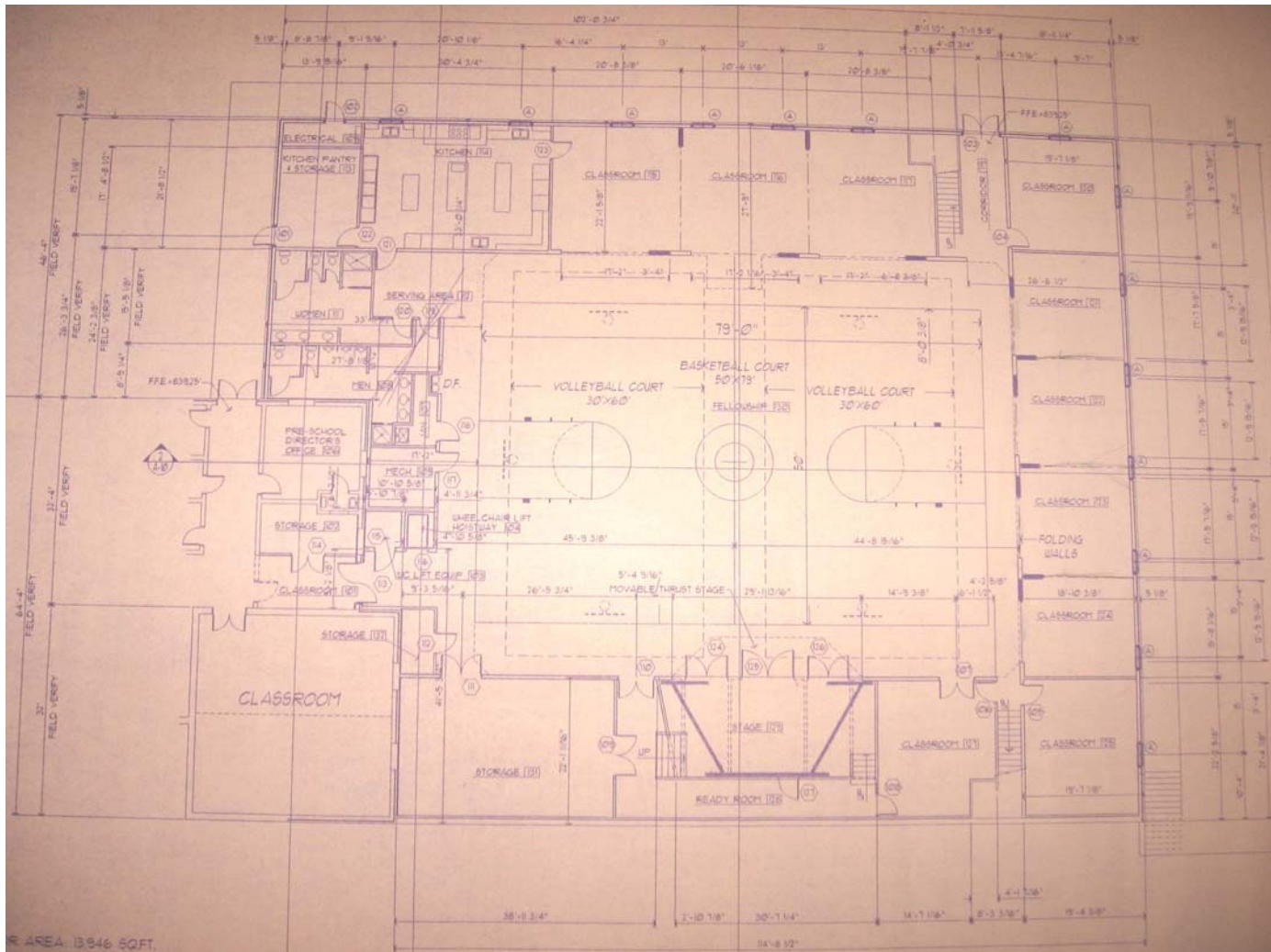
# Oaklandon Church Property

Building Footprint-Lower Level, 1965 Construction-9,715 Sq. Ft.



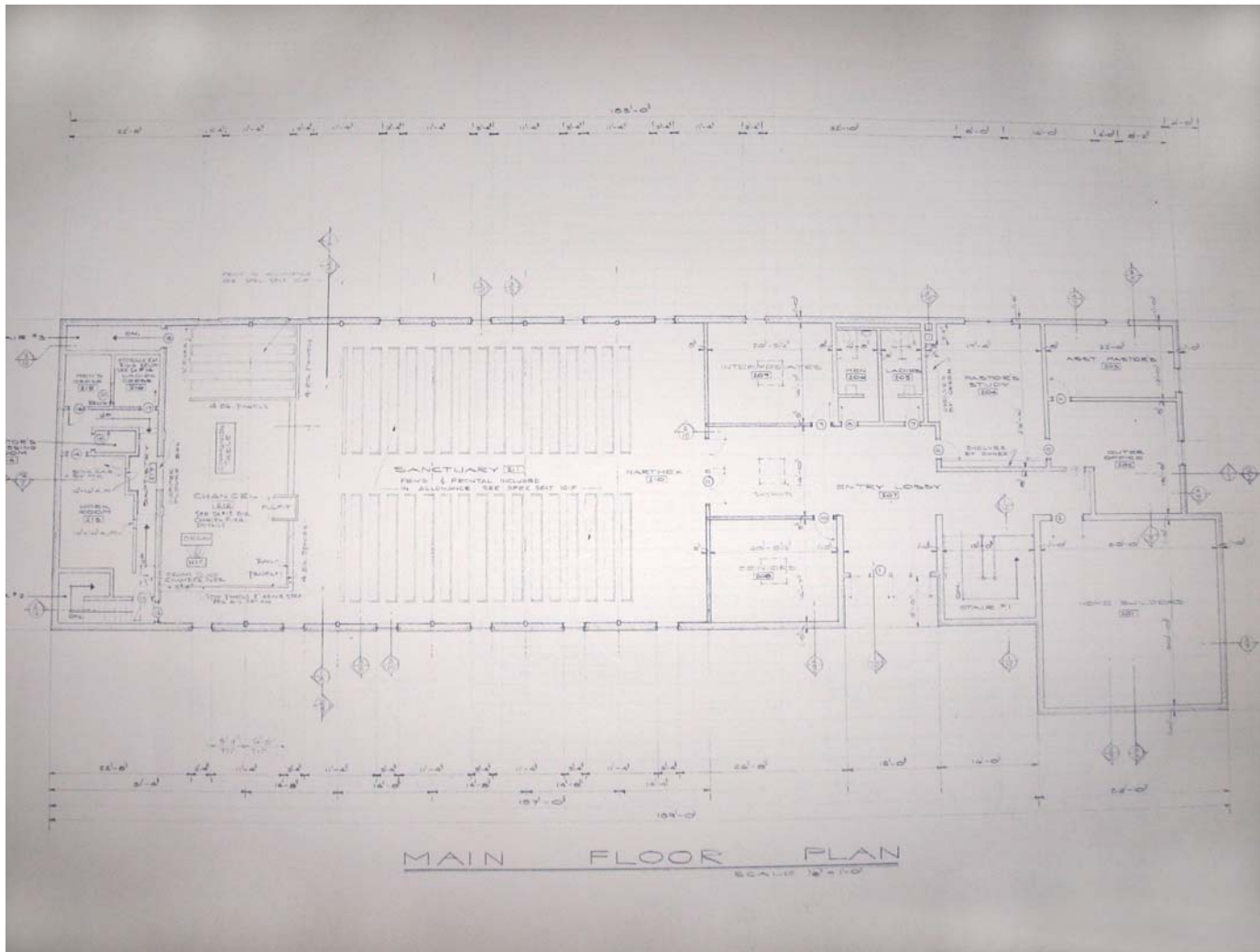
# Oaklandon Church Property

Building Footprint-Lower Level, 1994 Construction-13,946 Sq. Ft.



# Oaklandon Church Property

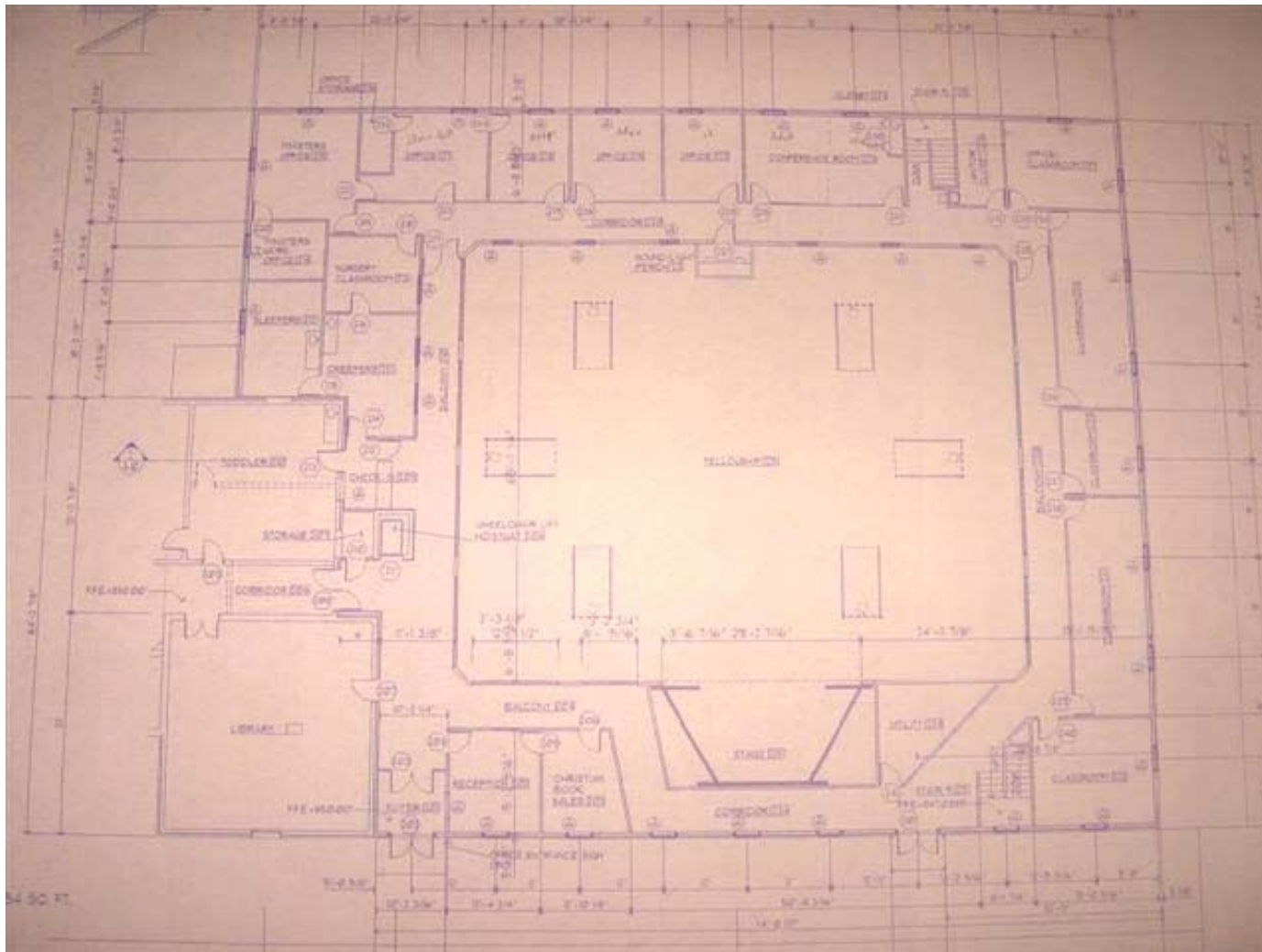
Building Footprint-Main Floor Plan, 1965 Construction-9,595 Sq. Ft.





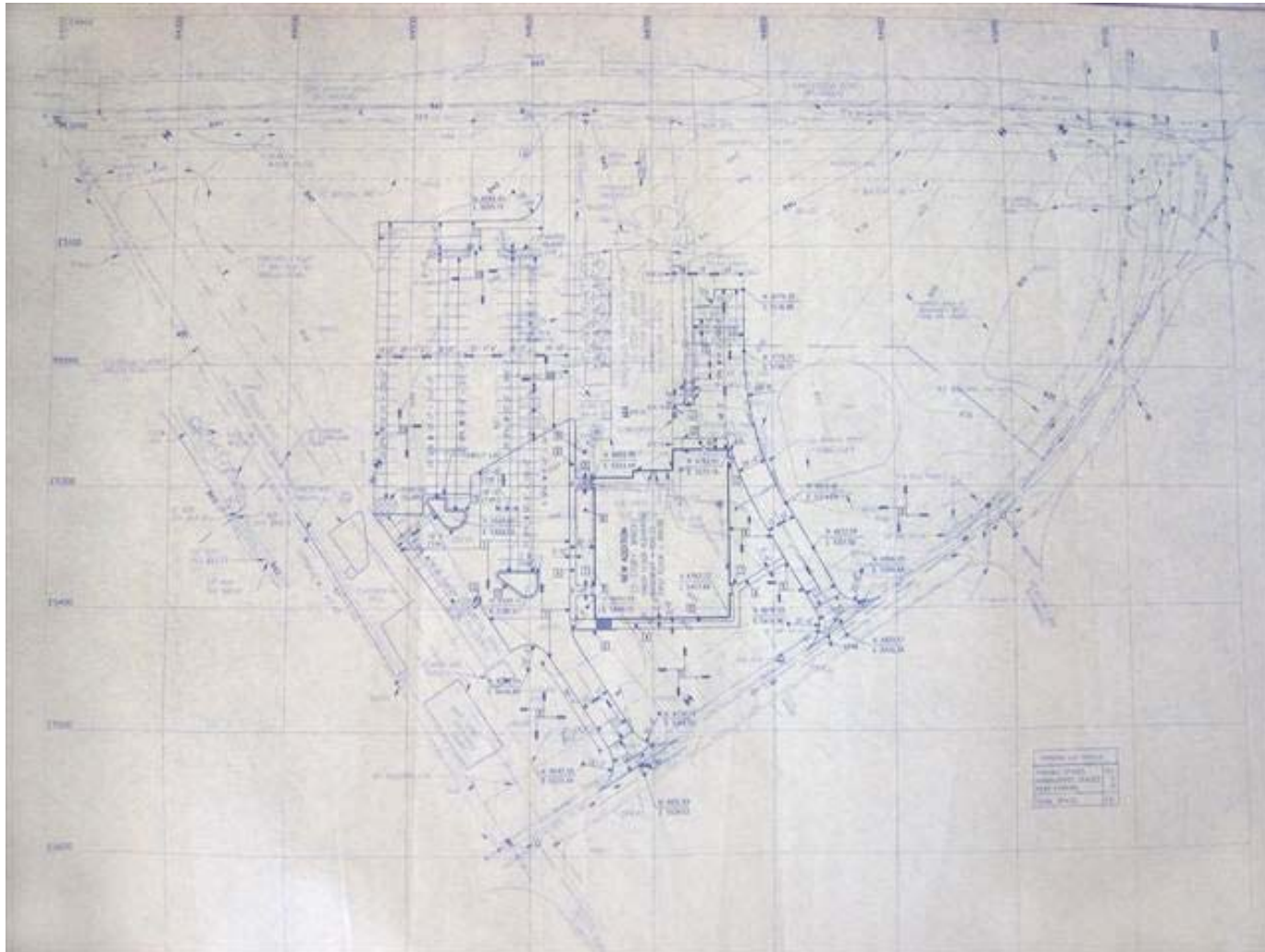
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Building Footprint-Upper Level, 1994 Construction, 7,954 Sq. Ft.



# Oaklandon Church Property

## Site Plan



## Property & Building Description

- **PROPERTY**  
Three parcels on approximately 7.213 acres
- **FRONTAGE**  
Approximately 879 feet along Oaklandon Road
- **DEPTH**  
Approximately 677 feet along the south lot line
- **CONFIGURATION**  
Irregular
- **TOPOGRAPHY**  
Rolling
- **DRAINAGE**  
Adequate
- **FLOOD HAZZARD**  
None apparent
- **EASEMENTS AND ENCROACHMENTS**  
No easements or encroachments which would adversely affect the property apparent

## Property & Building Description cont'd...

- **GENERAL BUILDING DESCRIPTION**

This unique, multi-purpose facility consists of 41,210 sq. ft. The western most portion of the building is the original section, which was constructed in 1965. An addition was built in 1994. There are interior stairs that provide access to each level. The upper level contains a sanctuary, chancel, baptistry, individual classrooms and administrative offices. The lower level consists of classrooms, two kitchen areas, and a large gymnasium and stage. There is also a pole barn and playground. This 7.213 acres property is zoned SU-1.

- **FOUNDATION**

Concrete slab on grade with concrete footings

- **STRUCTURAL SYSTEM**

Original section: Concrete block and concrete framing

Addition: Concrete block and wood framing

- **EXTERIOR WALLS**

Brick

- **ROOF**

Gable and flat

- **ROOF COVERING**

Asphalt shingle and rubber membrane

- **ROOF DRAINAGE**

Original section: No gutters or downspouts

Addition: Gutters and downspouts into grade

## Property & Building Description cont'd...

- **YEAR BUILT**

Original section: 1965

Addition: 1994

- **FOUNDATION**

Concrete slab on grade with concrete footings

- **PLUMBING**

Plumbing is considered to be adequate for common restroom and kitchen facilities. There is no sprinkler system.

- **INTERIOR WALLS**

The majority of the walls are drywall. Some of the classrooms, however, have folding partitions or painted concrete brick wall.

- **CEILINGS**

The ceiling is wood paneled in the sanctuary and chancel. There are lay-in acoustical ceiling tiles in the classrooms and administrative areas.

- **FLOORING**

Flooring is carpet in the sanctuary, chancel, offices and classrooms. The gymnasium has rubberized flooring. Kitchen areas have quarry tiled floors. Restroom facilities generally have ceramic or resilient tiled floors.

- **LIGHTING**

Lighting is a combination of fluorescent and incandescent throughout the building. HID lighting is used in the gymnasium.

- **FENESTRATION**

Windows are generally in aluminum frames.

## Property & Building Description cont'd...

- **KITCHENS**  
Kitchens are located in both the original and addition lower/basement areas and have pantries and commercial grade equipment including stoves, refrigerators and freezers.
- **GYMNASIUM**  
Basketball/volleyball courts. Approximately 85' x 67' or 5,695 sq. ft. Access located in the lower level.
- **MECHANICAL/ELECTRICAL SYSTEMS**  
Electric service: 1,600 AMP  
Fire sprinklers: None  
HVAC: Combination of boiler and chiller, as well as forced air HVAC systems
- **SEATING CAPACITY**  
Sanctuary: 65' x 48' or 3,120 sq. ft. with a seating capacity of approximately 150  
Gymnasium: Currently being used with individual chairs for weekend services and special events.
- **UTILITIES**  
All municipal utilities
- **PARKING**  
Parking adequate to support subject building with 131 spaces.
- **RESTROOMS**  
Men's and women's restrooms are located in both the original and addition lower/basement areas. The original upstairs level has men's and women's restrooms. Toddler restrooms are located in the preschool area. There are showers in the addition lower/basement area.

# Oaklandon Church Property

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## Property & Building Description cont'd...

- **OTHER IMPROVEMENTS**
    - Metal pole barn (48' x 25')
    - Concrete sidewalks
    - Paved parking areas
    - Wood fence enclosure around chiller
    - Playground equipment
-

## Demographics\*

### Overview

- As of 2007, the 46236 zip code population is 29,950 people. Since 2000, it has had a population growth of 11.42%. There are 2,541 people per square mile.
- Compared to the rest of the country, the zip code of 46236's cost of living is 15.40% lower than the US average.
- The zip code of 46236's schools spend \$6,626 per student. The average school expenditure in the US is \$6,058. There are approximately 17 students per teacher in the zip code of 46236.
- The unemployment rate in the zip code of 46236 is 4.20%. The US average is 4.60%. Recent job growth is negative. Jobs have decreased 0.19% in the 46236 zip code.

### Housing

- The median home cost in the zip code of 46236 is \$214,100. Home appreciation in 2007 was 4.18%.
- The median age of real estate in the 46236 zip code is 13 years.
- Renters make up 5.66% of the 46236 zip code population. Approximately 5.07% of houses and apartments in the 46236 zip code are unoccupied.

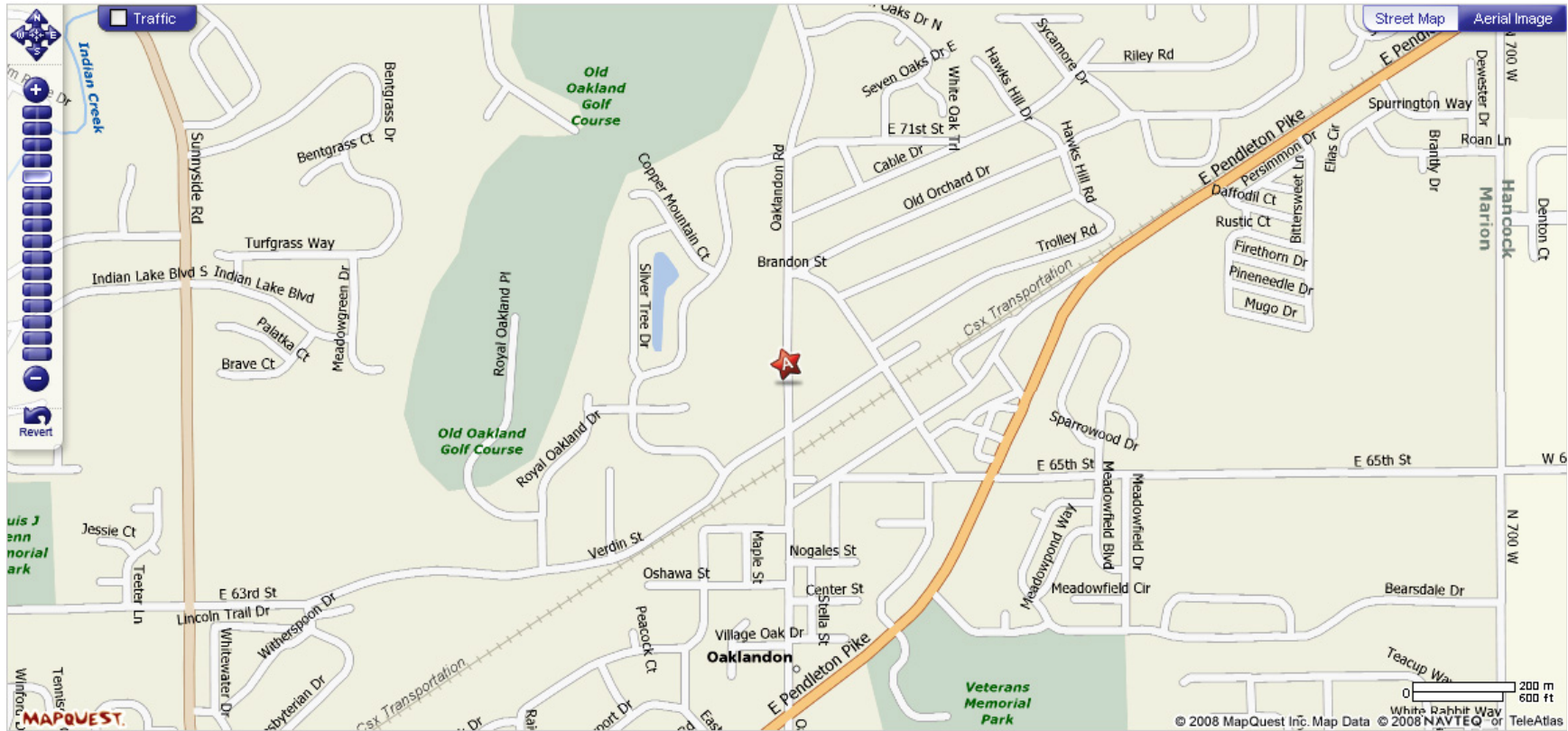
### People

- The median age in the zip code of 46236 is 34. The US median is 37.6%. Of this, 67.88% of people in the 46236 zip code are married and 9.47% are divorced.
- The average household size in the 46236 zip code is 2.94 people. Of these, 40.67% are married with children and 7.30% have children, but are single.
- In the 46236 zip code, 81.21% of people are white, 12.68% are black, 2.38% are Asian, 0.19% are native American and 2.68% claim "other." Approximately 2.55% of people in the 46236 zip code claim Hispanic ethnicity.



# Oaklandon Church Property

## Map



# Oaklandon Church Property

## Aerial View

