2009, 2013 & 2017 POLLACK AVENUE EVANSVILLE, IN 47714



### **EXECUTIVE SUMMARY**



#### **OFFERING SUMMARY**

Sale Price: \$249,000

Real Estate Taxes: \$5,082.68

Bldg 1: 2,000 SF

Bldg 2: 882 SF

Bldg 3: 1,240 SF Bldg 4: 975 SF

5,097 SF

+basements and garages

Lot Size: 20,700 SF or .48 AC

Zoning: C-1

Traffic Counts (VPD):

Pollack Ave: 4,747

Weinbach Ave: 2,849

#### PROPERTY OVERVIEW

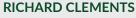
EXCELLENT RENTAL INCOME PROPERTY – Three (3) residential units and one (1) commercial/retail space. Great opportunity to break into the rental market with built-in residential/commercial diversification.

#### **PROPERTY HIGHLIGHTS**

- Good location on Pollack Avenue with convenient access from Weinbach Avenue, Lloyd Expressway and Highway 41
- Income producing property with upside potential
- Commercial/Retail building includes 19' x 40' attached garage with overhead door
- Property to be sold as a whole Owner will not sell individual parcels or buildings
- Area retailers include: Dollar General, Oak Street Health Clinic, Rent-A-Center, Citi Trends, Dollar Tree, Domino's Pizza, Mr. Liquor, Happy Garden and JJ's Food Mart

### **DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Population	11,916	57,808	108,132
Total Households (HH)	5,176	25,039	47,416
Average HH Income	\$54,808	\$60,928	\$64,995



812.746.8569

**Building Size:** 

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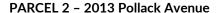
### **DESCRIPTION & ADDITIONAL PHOTOS**

#### PROPERTY DESCRIPTION

Three (3) parcels with four (4) buildings on .48 AC

#### PARCEL 1 - 2009 Pollack Avenue

- Parcel #: 82-09-03-012-019.018-027
- Three (3) buildings on .24 AC
- Building 1: 2,000 SF Commercial/Retail building offered at \$700/mo. lease rate. Includes: One (1) restroom, central HVAC, and 19' x 40' garage space
- Building 2: (attached to Building 1) 882 SF (2 bed, 1 bath) with 882 SF basement with washer & dryer.
   Currently leased for \$650/mo.
- Building 3: 1,240 SF apartment, currently leased for \$650/mo.



- Parcel #: 82-09-03-012-019.003-027
- Raw land, .08 AC
- Partially paved and used for parking

### PARCEL 3 - 2017 Pollack Avenue

- Parcel #: 82-09-03-012-019.004-027
- One (1) building on .16 AC
- Building 4: 975 SF finished first floor (3 bed, 1 bath) with 875 SF basement with washer & dryer and 20' x 20' detached garage. Currently leased for \$750/mo.







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## **ADDITIONAL PHOTOS**









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## **AERIAL**





