

FOR SALE | RETAIL/MULTI-FAMILY

2009, 2013 & 2017 POLLACK AVENUE
EVANSVILLE, IN 47714



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$249,000
Real Estate Taxes:	\$5,082.68
Building Size:	Bldg 1: 2,000 SF Bldg 2: 882 SF Bldg 3: 1,240 SF Bldg 4: <u>975 SF</u> 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, City 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

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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 1, Building 1

PARCEL 2 – 2013 Pollack Avenue

- 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.



Parcel 1, Building 2

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ADDITIONAL PHOTOS



Parcel 1, Building 3



Parcel 2



Parcel 3, Building 4



Parcel 3, Building 4

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AERIAL



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