



**F.C. Tucker  
Commercial**

**23 UNITS**

**AVAILABLE**

**1315 Read Street  
EVANSVILLE, IN 47710**

**Current per Owner: 9.0% CAP Rate  
Pro Forma Fully Occupied: 12.6% CAP Rate**



**Enormous Upside!**



- **Sale Price:** \$3,400,000
- **Total SF:** 263,015 SF
  - 1st Floor: 167,362 SF
  - 2nd Floor: 95,653 SF (not in use)
- **Lot Size:** 7.35 Acres
- **Year Built:** 1939
- **Zoning:** M-2, M-3
- **Ceiling Height:** 14' - 30'
- **Drive-in Doors:** Multiple
- **Docks:** 8 Docks - Shared
- **# of Parking Spaces:** Ample

- **Ext. Const.:** Block-Steel
- **Roof:** Rubber-Metal
- **Floor:** Concrete
- **Alarm:** New fire/smoke alarm system
- **# Restrooms:** 2 common, plus 9 in units
- **Water/Sewer:** City
- **Current Use:** Multi-Tenant Industrial
- **Annual Taxes:** \$36,793 (2024 pay 2025)
- **Showing:** Contact Listing Broker
- **Location:** Morgan Avenue & Read Street

Extra lot at 1610 Read Street (N.W. corner of Read Street and Morgan Avenue). Rent roll, income, and lease terms available by signing confidentiality and non-disclosure agreement.

**For More Information, Contact:**

**Ken Newcomb, President / Broker**

**Direct: 812.204.4004**

**Office: 812.473.6677**

**kennewcomb@fctuckercommercial.com**



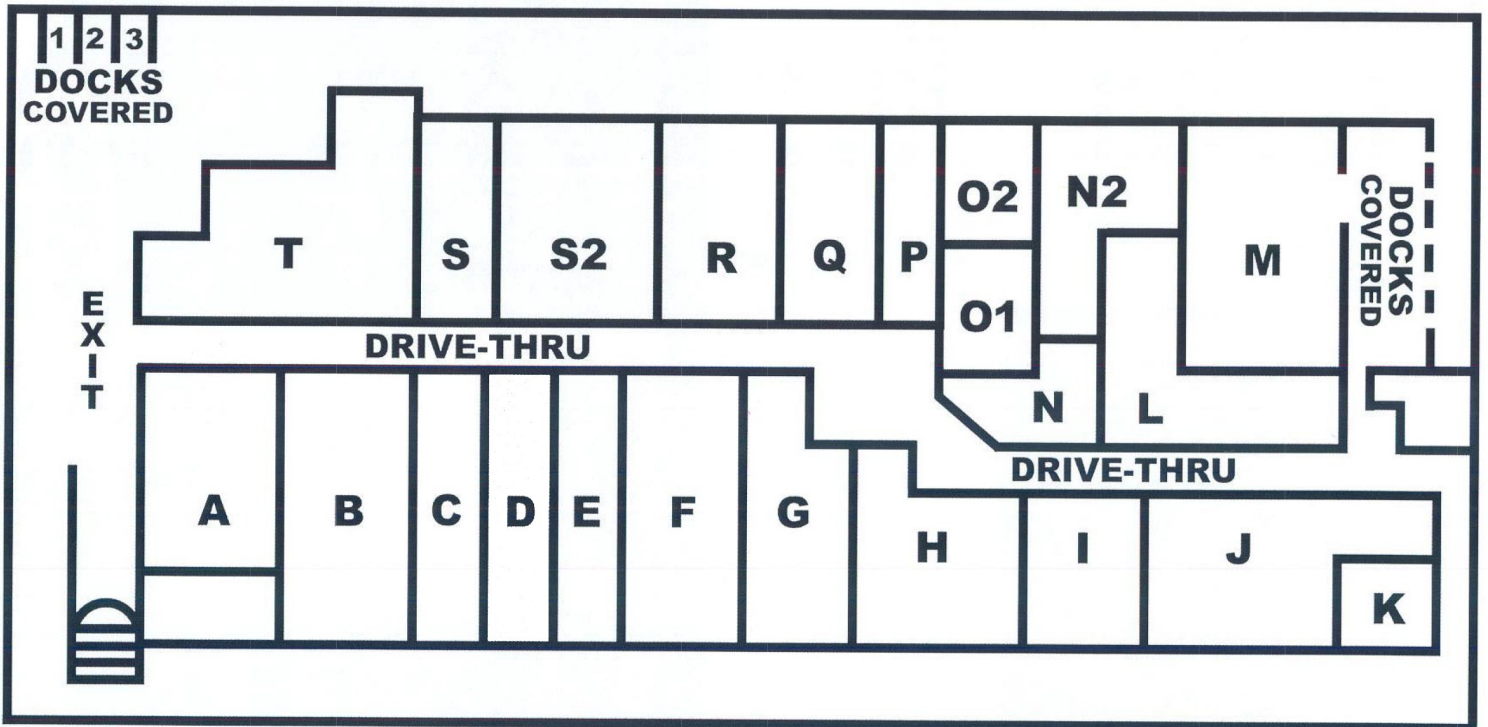
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**FCTuckerCommercial.com**

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