



**F.C. Tucker  
Commercial**

**23 UNITS**

**Current per Owner:  
Pro Forma Fully Occupied:**

**AVAILABLE**

**1315 Read Street  
EVANSVILLE, IN 47710**

**9.0% CAP Rate  
12.6% CAP Rate**



**Enormous Upside!**



• <b>Sale Price:</b>	<b>\$3,400,000</b>	• <b>Ext. Const.:</b>	<b>Block-Steel</b>
• <b>Total SF:</b>	<b>263,015 SF</b>	• <b>Roof:</b>	<b>Rubber-Metal</b>
1st Floor:	<b>167,362 SF</b>	• <b>Floor:</b>	<b>Concrete</b>
2nd Floor:	<b>95,653 SF (not in use)</b>	• <b>Alarm:</b>	<b>New fire/smoke alarm system</b>
• <b>Lot Size:</b>	<b>7.35 Acres</b>	• <b># Restrooms:</b>	<b>2 common, plus 9 in units</b>
• <b>Year Built:</b>	<b>1939</b>	• <b>Water/Sewer:</b>	<b>City</b>
• <b>Zoning:</b>	<b>M-2, M-3</b>	• <b>Current Use:</b>	<b>Multi-Tenant Industrial</b>
• <b>Ceiling Height:</b>	<b>14' - 30'</b>	• <b>Annual Taxes:</b>	<b>\$36,793 (2024 pay 2025)</b>
• <b>Drive-in Doors:</b>	<b>Multiple</b>	• <b>Showing:</b>	<b>Contact Listing Broker</b>
• <b>Docks:</b>	<b>8 Docks - Shared</b>	• <b>Location:</b>	<b>Morgan Avenue &amp; Read Street</b>
• <b># of Parking Spaces:</b>	<b>Ample</b>		

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**



7820 Eagle Crest Blvd. Suite 200

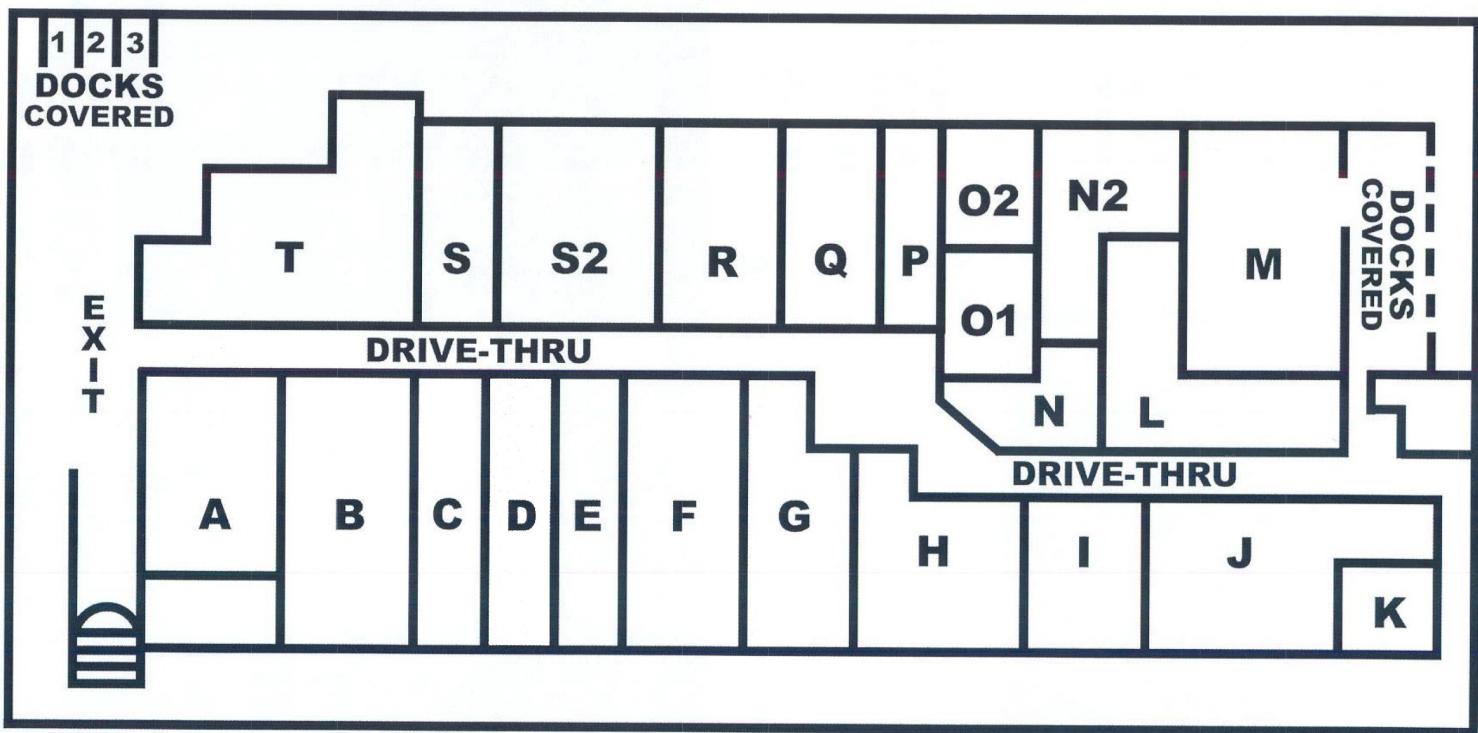
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The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



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