



**AVAILABLE**

# 501 N Ninth Avenue EVANSVILLE, IN 47712

## NNN INVESTMENT - 12%CAP



- **Sale Price:** \$800,000
- **Total SF:** 40,283 SF
  - Contiguous SF: 36,443 SF
  - Freestanding SF: 3,840 SF
- **Lot Size Total:** 1.40 Acres
- **Including Adj Lot :** 0.31 Acre
- **Year Built:** 1940
- **Zoning:** M-3
- **Ceiling Height:** Varies
- **Dock Height Doors:** 1
- **# of Parking Spaces:** Ample
- **Ext. Construction:** Concrete
- **Floor:** Concrete
- **Sprinkler:** Yes
- **# of Restrooms:** 3
- **Water/Sewer:** Yes
- **Current Use:** Napa Auto
- **Annual Taxes:** \$14,895.28 (2024 pay 2025)
- **Showing:** Contact Listing Broker
- **Location:** West of NY Central rail

Rare Find! West-side Industrial space. Currently operating as Napa Auto Parts. Owner will sign a 3-year lease back for \$7,900/ Mo NNN. Currently paying \$2.35 / SF / NNN, below market rental rate.

**For more information, contact:**



**Dylan Krohn, Broker**

**Direct:** 812-430-0464  
DylanKrohn@FCTuckerCommercial.com

**Aaron Kendall, CCIM**

**Direct:** 812-480-8100  
AaronKendall@FCTuckerCommercial.com



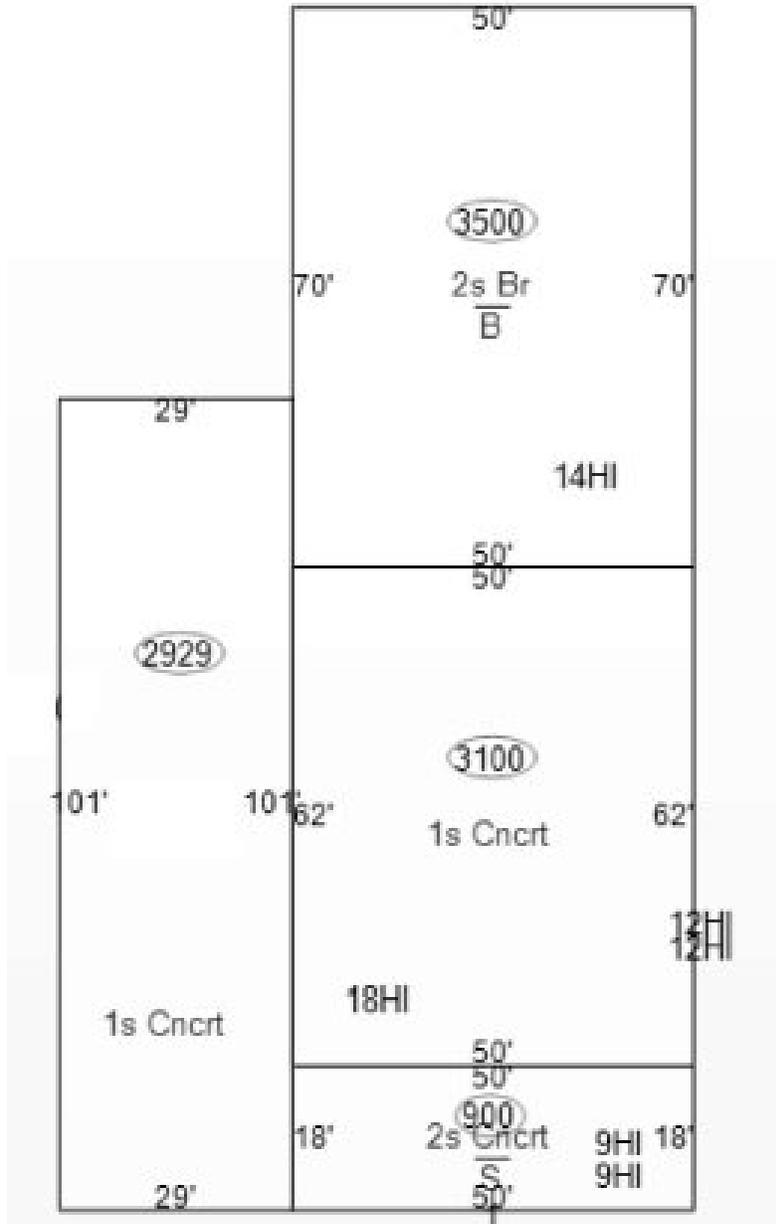
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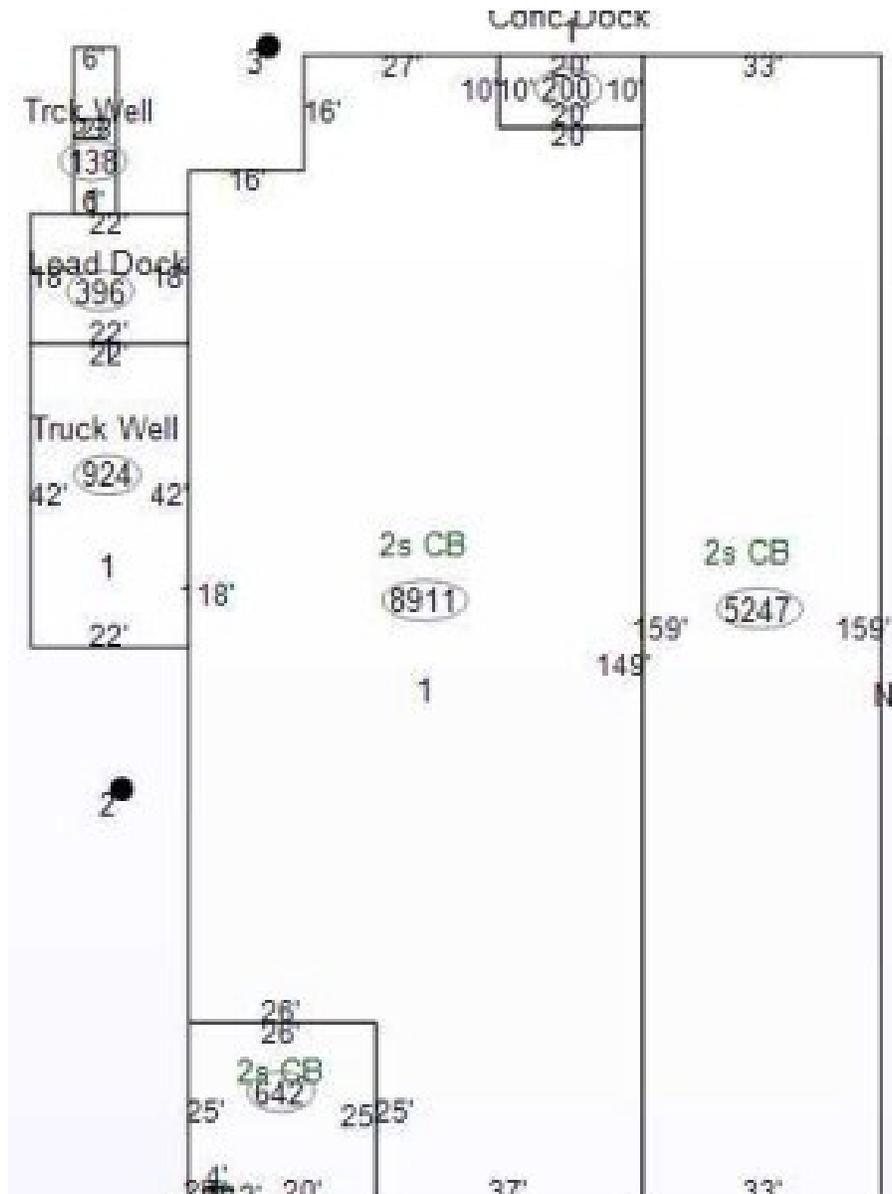
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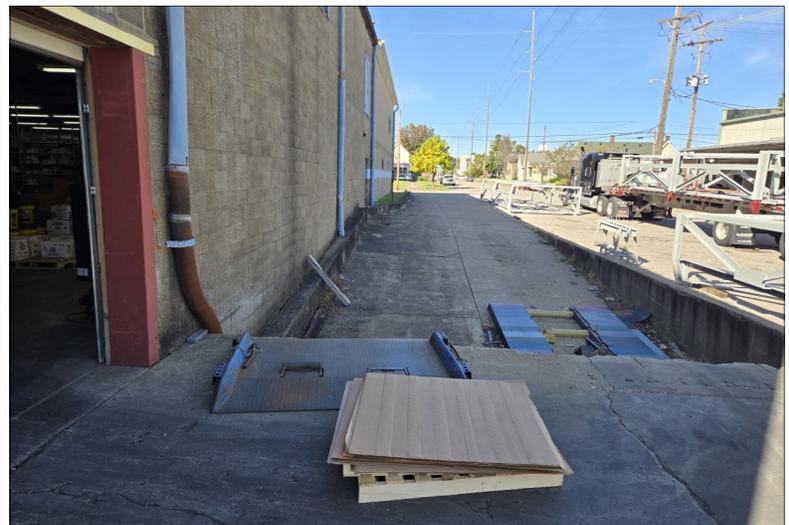
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