

Office For Sale



Woodward Commercial Realty, Inc.

4763 Rosebud Lane Newburgh, IN 47630 | 812-474-1900

Office/Retail W. Franklin w/lot

1035 W. Franklin St., Evansville, IN, 47712

Office: Mixed Use For Sale

Prepared on August 15, 2024

1 of 1 Listings



Listing Details | Office For Sale

| | |
|-----------------------|-----------------------------|
| Secondary Uses | Retail, Multi-Family |
| Total Available Space | 7,978 SF |
| Asking Price | \$425,000 |
| Listing Price Per SF | \$53.27 |
| Cap Rate (Actual) | 2.65% |
| NOI | \$11,270 |
| Total Income | \$17,016 |
| Total Expenses | \$5,746 |
| Investment | Yes |
| Show Instructions | Call broker |

| | |
|--------------------|------------------|
| Gross Sched. Rents | \$17,016 |
| Real Estate Taxes | \$5,746 |
| Vacant | No |
| Available Date | Now |
| Days On Market | 16 days |
| Date Listed | 7/30/2024 |
| Last Modified | 8/12/2024 |
| Listing ID | 40832050 |
| Parking Spaces | - |

Description

This recently remodeled West Franklin St. Retail/Office property provides a great opportunity for an owner occupied user with 2 additional tenants. The sale includes adjacent lot (.10 acres) which could be used for 10 parking spaces. Currently the property has 2 tenants with photography studio (suite 102) and a tattoo studio (suite 201).

- 2013 - New Roof
- 2019 - Suite 101 fully renovated
- 2021 - Suite 102 fully renovated
- 2022 - Suite 201 HVAC replaced

Property Features

Location Details

| | | | |
|---------|---------------------------------------------------|---------------------|-----------------------------|
| Address | 1035 W. Franklin St., Evansville, IN, 4... | In Opportunity Zone | Yes |
| Zoning | C-4 | Name | 1035 W. Franklin St. |
| County | Vanderburgh | Nearest MSA | Evansville |
| Parcels | 11-600-29-072-017 | | |

Building Details

| | | | |
|----------------------|------------------------------|---------------------|---------------------|
| Sub Type | Mixed Use | Occupancy Type | Multi-tenant |
| Building Status | Existing | Parking Spaces | - |
| Building Size | 9,844 SF | Parking Ratio | - |
| Land Size | 0.11 Acres / 4,792 SF | In Opportunity Zone | Yes |
| Number of Buildings | 1 | Water | Yes |
| Number of Floors | 2 | Sanitary Sewer | Yes |
| Year Built | 1909 | Rail Service | No |
| Primary Constr. Type | Masonry | | |

Property Listings

3 Listings | 2,035 - 7,978 SF | Negotiable

| Type | Condo | Space Use | Suite | Available Space | Rate | Available |
|-----------|-------|----------------------|-------|-----------------|----------------------------------|-----------|
| For Lease | No | Office | 100 | 2,375 SF | \$12.00 Annual/SF Modified Gross | 9/01/2024 |
| For Lease | No | Mixed Use, Mixed Use | 202 | 2,035 SF | \$5.00 Annual/SF Modified Gross | 5/21/2019 |
| For Sale | - | Office | - | 7,978 SF | \$425,000 | Now |

Additional Photos



Contact



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