



**AVAILABLE**

# 1701 N First Avenue EVANSVILLE, IN 47710



- **Sale Price:** \$675,000
- **Total SF:** 18,710 SF +/-
- **Warehouse SF:** 13,843 SF +/-
- **Office SF (1<sup>st</sup>&2<sup>nd</sup> Flrs):** 4,867 SF +/-
- **Lot Size:** 0.75 Acre
- **Year Built:** 1944
- **Zoning:** M-3
- **Ceiling Height:** 12' - 16'
- **Drive-in Doors:** 2 -Roll Up Drive-in Doors
- **# of Parking Spaces:** 30 + spaces
- **Ext. Construction:** Block & Brick
- **Roof:** Membrane Roof
- **Sprinkler:** None
- **# of Restrooms:** 2
- **Water/Sewer:** City
- **Use:** Frmr Red Brush Outdoor
- **Taxes:** \$7,639.58 (2025 Pay 2026)
- **Showing:** Contact Listing Broker
- **Location:** 0.5 mile South of Diamond Ave

Large retail/warehouse building in the center of Evansville. This building offers a small retail area, offices on the 1st and 2nd level, break room, multiple restrooms and a large warehouse space for inventory or work space. The property is zoned heavy industrial allowing for numerous types of uses and also features a fenced and gated yard space.

For more information, contact:

**Kyle Bernhardt, Broker**

Direct: 812-455-7577 • Kyle.Bernhardt@FCTuckerCommercial.com



**812-473-6677 • FCTuckerCommercial.com**

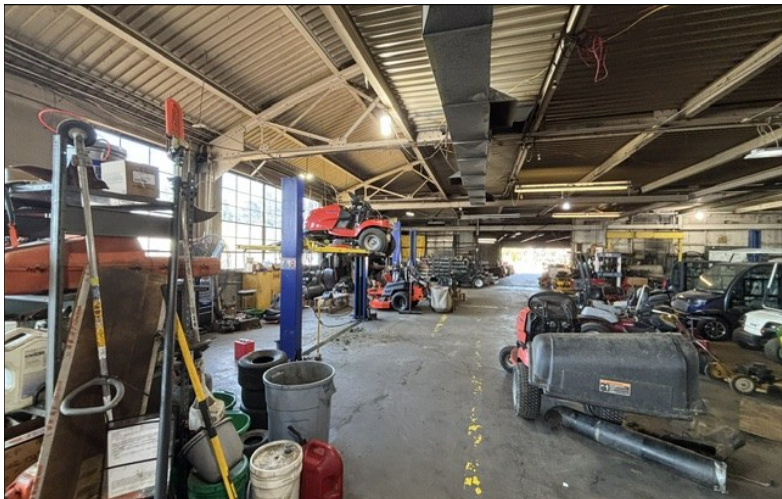
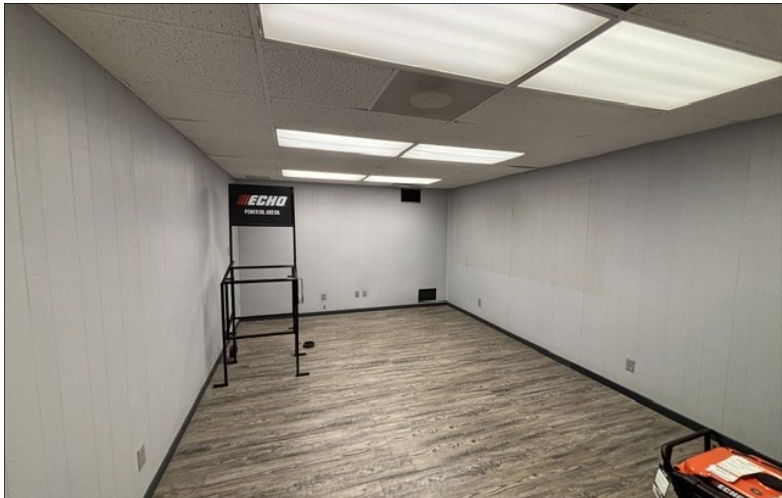
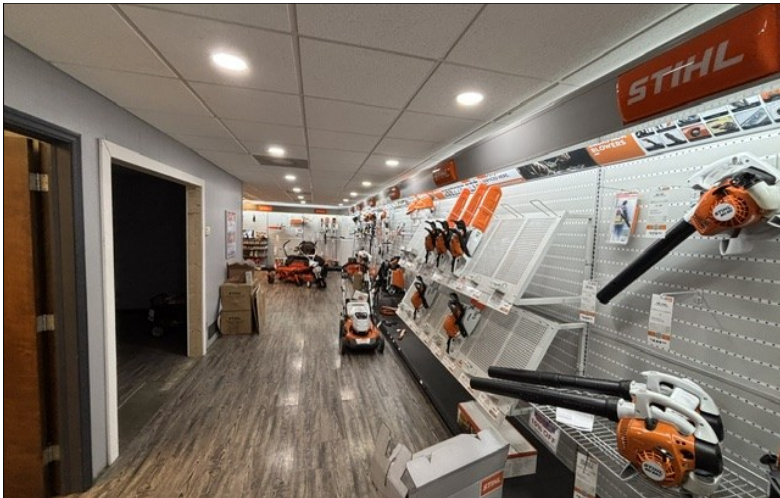
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