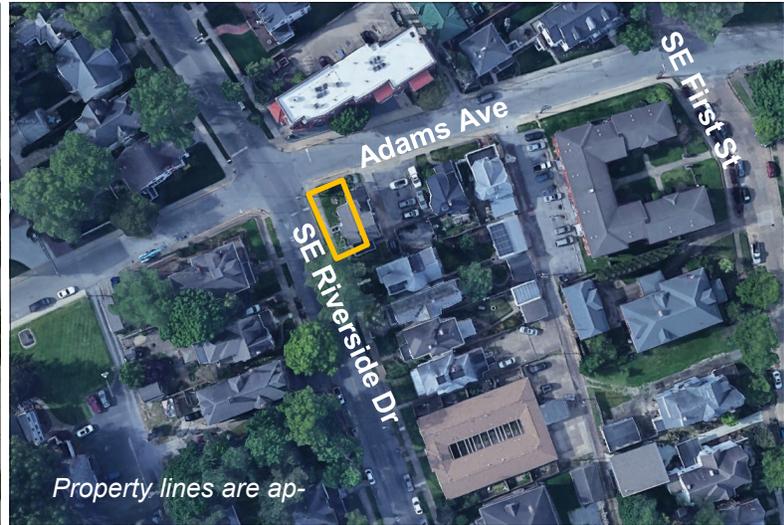




AVAILABLE

1 Adams Avenue EVANSVILLE, IN 47713



MULTI FAMILY

- **Sale Price:** \$185,000
- **Total SF:** 3,553 SF
- **Total # of Units:** 5 Units
- **# Bedroom/Bath:**
 - 2 Bed / 1.5 Bath 1 Unit
 - 1 Bed / 1 Bath 2 Units
 - Efficiency 2 Units
- **# of Stories:** 2.5 Story
- **Year Built:** 1919
- **Zoning:** R-3
- **Roof:** Shingle
- **Taxes:** \$2,723.28 (2024 Pay 2025)
- **Showing:** Contact Listing Broker
- **Location:** 2 blocks from Haynie's Corner Arts District & 2 blocks from Riverfront

5 Unit Apartment Building in Downtown Evansville. The property features a large 2 bed/1.5 bath Townhouse style unit with Washer & Dryer, 2 1 bed/1 bath units, and 2 efficiency units. All units are currently occupied making this an easy addition to any portfolio. The Tenants pay their own gas & electric and Landlord pays water/sewer and trash. Many units are long-term Tenants so there is an opportunity for increased rents for a new Owner.

Financials Available Upon Request. No showings until accepted Purchase Agreement.

For more information, contact:
Kyle Bernhardt, Broker

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