

**AVAILABLE**

625 Bellemeade Avenue

EVANSVILLE, IN 47713



• Sale Price:	\$495,000	\$375,000	• Roof:	Shingle & Flat
• Total SF:	20,279 SF⁺/-		• Current Use:	Church & Daycare
• Lot Size:	0.97 Acres		• Taxes:	\$2,393.38 (2023 pay 2024)
• Year Built:	1940		• Showing:	Contact Broker
• Zoning:	R-2		• Location:	Between Morton Ave & Garvin Street, across from Girls & Boys Club
• # of Parking Spaces:	20 Lot, plus Street			
• Ext. Construction:	Brick			

Beautiful church property located in Downtown Evansville. This property currently houses Agape Life Church as well as Agape Christian Academy. The building is setup currently for both a church facility and childcare facility. There are 7 large classroom spaces, 2 offices, a conference room, large indoor play area and plenty of additional storage. There is an exiting kitchen area that is not currently being used but could be brought back up to code for a larger childcare user. The sanctuary space is large and features a choir loft and additional office area. The building has been updated with new HVAC throughout, new plumbing and updated fire and security system. Seller is willing to leave most childcare related items for a new owner.

For more information, contact:

Kyle Bernhardt, Broker

Direct: 812.455.7577 • **Office:** 812.473.6677 • KyleBernhardt@FCTuckerCommercial.com



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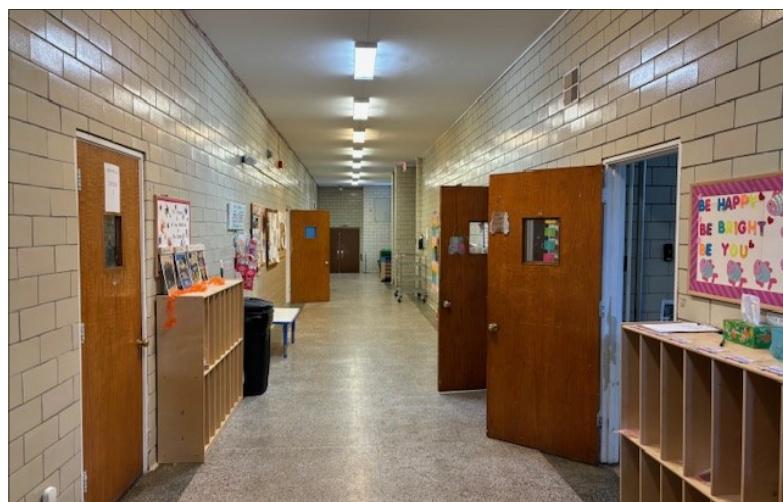
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