



**AVAILABLE**

**701 Fairway Drive**  
**EVANSVILLE, IN 47710**



## OFFICE FOR SALE

- |                        |                      |           |                   |                         |
|------------------------|----------------------|-----------|-------------------|-------------------------|
| • Sale Price:          | <del>\$599,000</del> | \$550,000 | • Roof:           | EPDM - Approx 4 yrs old |
| • Total SF:            | 8,442 SF             |           | • # of Restrooms: | 4                       |
| • Lot Size:            | 1.22 Acres           |           | • Water/Sewer:    | City                    |
| • Year Built:          | 1989                 |           | • Current Use:    | Vacant                  |
| • Zoning:              | C-2                  |           | • Taxes:          | Currently Exempt        |
| • # of Parking Spaces: | +70 spaces           |           | • Showing:        | Contact Listing Broker  |
| • Ext. Construction:   | Brick                |           | • Location:       | Northside               |

Very Nice building in North Park. This retail/office building has been used by Ivy Tech for the past 30 years as auxiliary class rooms and training areas. The building could be converted for retail use or remain training/office use. The building has been well taken care of and has a roof that is only 4 years old. Ample parking and easy access to First Avenue.

**For more information, contact:**

**Kyle Bernhardt**, Broker

Direct: 812.455.7577 • Office: 812.473.6677 • [KyleBernhardt@FCTuckerCommercial.com](mailto:KyleBernhardt@FCTuckerCommercial.com)



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

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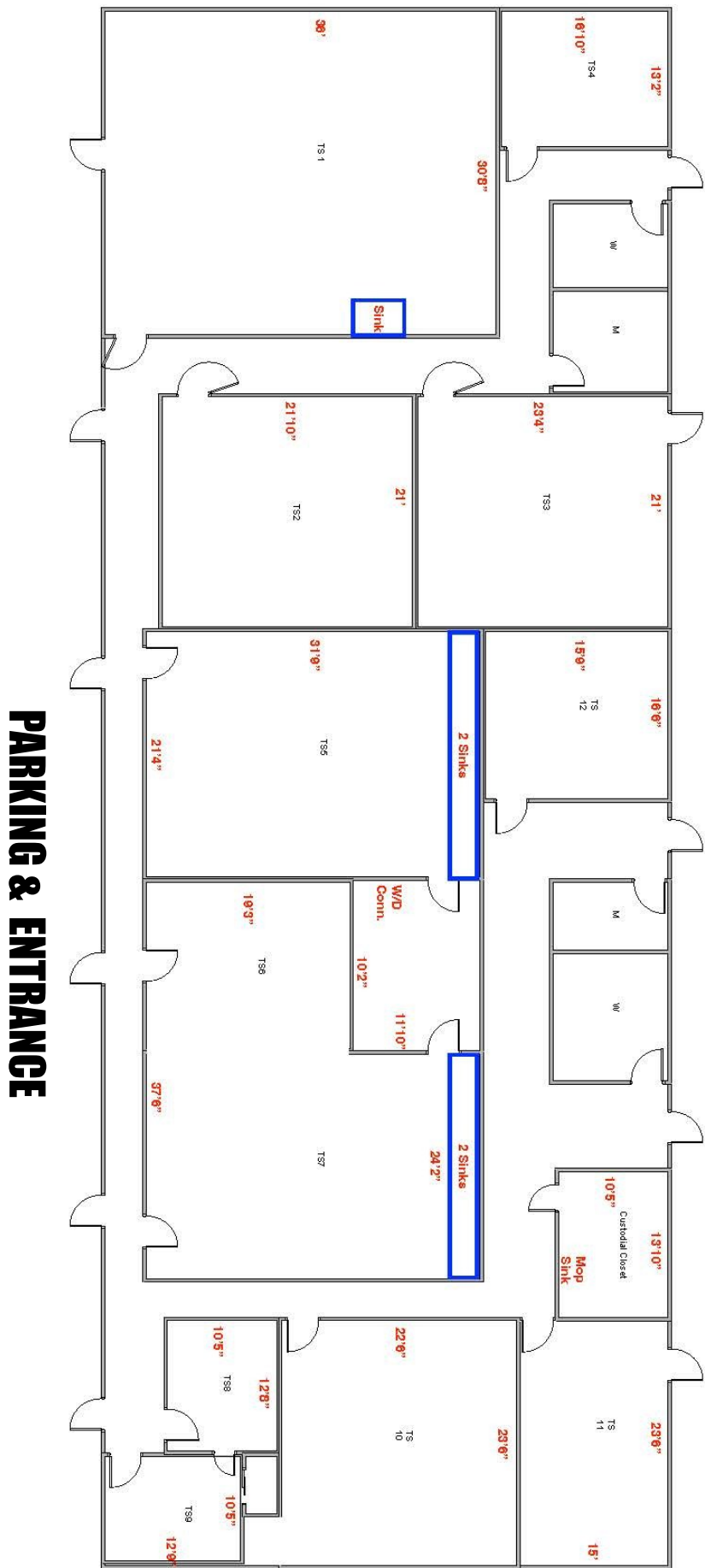
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