

COMMERCIAL FOR SALE

8301 EAGLE LAKE DR

8301 EAGLE LAKE DR, EVANSVILLE, IN 47715



OFFERING SUMMARY

PRICE:	\$1,300,000
BUILDING SF:	6,365
LOT SIZE:	2.07 Acres
PARKING:	Ample
TRAFFIC COUNT:	23,449 AADT on I-69
YEAR BUILT:	2006
ZONING:	C-4
PARCEL ID:	82-07-30-012-163.004-027

PROPERTY OVERVIEW

- Sale Price: \$1,300,000
- Excellent visibility from Interstate 69
- Scenic lake close by for guests to enjoy
- Ample amount of parking to accommodate any size crowd
- Nearby businesses include several hotels, Texas Roadhouse, Cracker Barrel, and much more



HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St
Evansville, IN 47711



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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PHOTOS

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