



# Exceptional Showroom • Office • Warehouse Opportunity

3020 E Morgan Avenue  
Evansville, Indiana 47711

**\$429,900**



4,000 SF  
Total



~3,000 SF  
Showroom/Office



~1,000 SF  
Warehouse



0.51  
Acres

Rare opportunity to acquire a highly improved commercial property along Evansville's busy Morgan Avenue corridor. This well-maintained building offers an impressive blend of showroom, office, and warehouse space designed to support a wide range of commercial uses.



# Designed to Impress

The nearly 3,000-square-foot showroom and office component delivers a polished environment ideal for product displays, client meetings, collaborative work, or retail-style presentation. Polished concrete floors, soaring ceilings, and abundant natural light create an impressive first impression.



# Built for Business

Beyond its visual appeal, the property offers practical functionality with five private offices, a premium Medallion kitchen display, flexible showroom space, and approximately 1,000 square feet of warehouse/storage area with both interior and exterior overhead door access.



400-amp electrical service



Two HVAC systems replaced within the past 2 years



Rear gravel storage yard



Private paved parking



Handicap accessible