

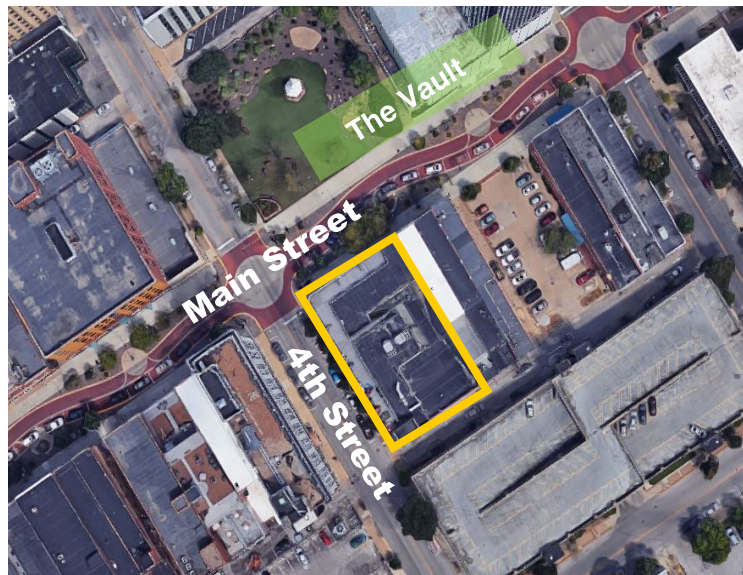


**F.C. Tucker
Commercial**

**AVAILABLE
RETAIL / MULTIFAMILY**

401 Main Street
EVANSVILLE, IN 47708

STRATMAN'S



- **Sale Price:** \$1,799,000
- **Lease Price:** \$10 to \$14 / SF
- **Total SF:** 35,612 SF
 - 1st Floor** 13,000 SF Retail Vacant
 - 2nd Floor** 5 -Apartments Occupied
- **Year Built:** 1944
- **Zoning:** C-3

- **Ceiling Height:** 12'
- **Floor:** Concrete
- **Sprinkler:** Yes
- **Water/Sewer:** City
- **Current Use:** Former Pharmacy
 - 1st Floor Retail
 - 2nd Floor Multi Family
- **Showing:** Contact Listing Broker
- **Location:** 4th St & Main Street

Prime Downtown Corner Location at 4th and Main Street. One block from Indiana University School of Medicine campus at the Stone Family Center for Health Sciences. Ideal restaurant or retail location. New residential apartments under construction across the street. Grease trap and drive thru window. Space is sprinklered throughout. 5 luxury apartments upstairs all rented and separately metered. 13,000 square feet of vacant retail on first floor and full basement.

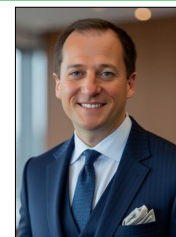
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