



AVAILABLE

801 E Michigan Street EVANSVILLE, IN 47711

9.5% CAP Rate



100% LEASED INVESTMENT

- | | | | |
|-------------------------|-------------|----------------------|-------------------|
| • Sale Price: | \$1,250,000 | • Ave Annual Income: | \$135,378 |
| • Total SF: | 24,990 SF | • Leased Term: | 07/01/23-06/30/33 |
| Property Details | | • Expenses: | |
| 2 Story Office Bldg | 6,310 SF | Taxes | \$10,212 |
| Cold Strg Production | 12,180 SF | Insurance | \$6,459 |
| Warehouse | 6,500 SF | • Net: | \$118,707 |

3 buildings located on 3 fenced in acres. Newly remodeled office including new roof. The production facility is temperature controlled with freezer and cooler sections.

Below market rental rate.

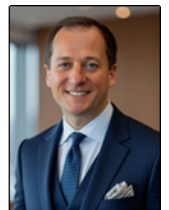
Adjoining property - ☉ also listed for sale with 2 warehouses under 823 E Virginia St and 1.8 acres large fenced lot at 750 E Franklin St.

Owner holds an Indiana Real Estate License.

For more information, contact:

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812-473-6677 • FCTuckerCommercial.com

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715





AVAILABLE

**801 E Michigan Street
EVANSVILLE, IN 47711**

COLD STORAGE PRODUCTION FACILITY

- **Zoning:** M-3
- **Docks:** 2
- **# of Parking Spaces:** 25 paved
- **Ext. Construction:** Steel-Brick-Block
- **Roof:** Steel, Rubber
- **Water/Sewer:** City
- **Location:** Central
- **Freezers:**
 - **Small Freezer:** 160 SF & 8' High
 - **Large Freezer:** 3,080 SF & 12' High
- **Coolers:**
 - **Small Cooler:** 160 SF & 8' High
 - **Large Cooler :** 1,110 SF & 16' High
- **Showing:**
Contact Listing Broker



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