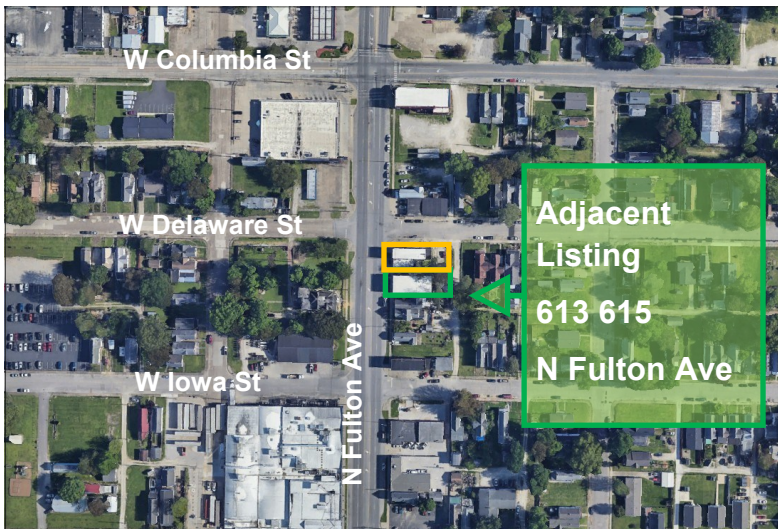




AVAILABLE

621 N Fulton Avenue EVANSVILLE, IN 47710

4-PLEX



- **Sale Price:** \$199,000
- **Total SF:** 4,464 SF
- **Lot Size:** 0.14 Acres
- **Year Built:** 1901
- **Zoning:** C-4
- **# of Parking Spaces:** On Site & Street
- **Ext. Construction:** Masonry
- **Roof:** Rubber, New 2024
- **HVAC:** 2 New Units
- **Water/Sewer:** City
- **Current Use:** Fully Occupied Apts.
- **Taxes:** \$2,842.42 (2024 Pay 2025)
- **Showing:** Contact Listing Broker
- **Location:** N Fulton Ave & W Delaware St

4-Plex. New roof and 2 new HVAC units.
Remodeled and fully occupied. Adjacent Listing
613 615 N Fulton Ave 10 unit is available.

Income

Annual	\$34,200.00
Utility Reimb.	\$1,225.00 Est.
Total	\$35,425.00

Expenses

Property Tax	\$2,842.42 (2024 Pay 2025)
Insurance	\$2,532.00
Water/Sewer	\$2,199.54 Est.
Trash	\$1,470.84 Est.
Pest	\$1,350.00 Est.
Maintenance	\$5,014.64 Est.
Total	\$15,409.44

Net Income \$20,015.52

Cap Rate 10%

For more information, contact:

Will Smith, Broker

Direct: 812-480-0553 • WillSmith@FCTuckerCommercial.com



812-473-6677 • FCTuckerCommercial.com

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





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