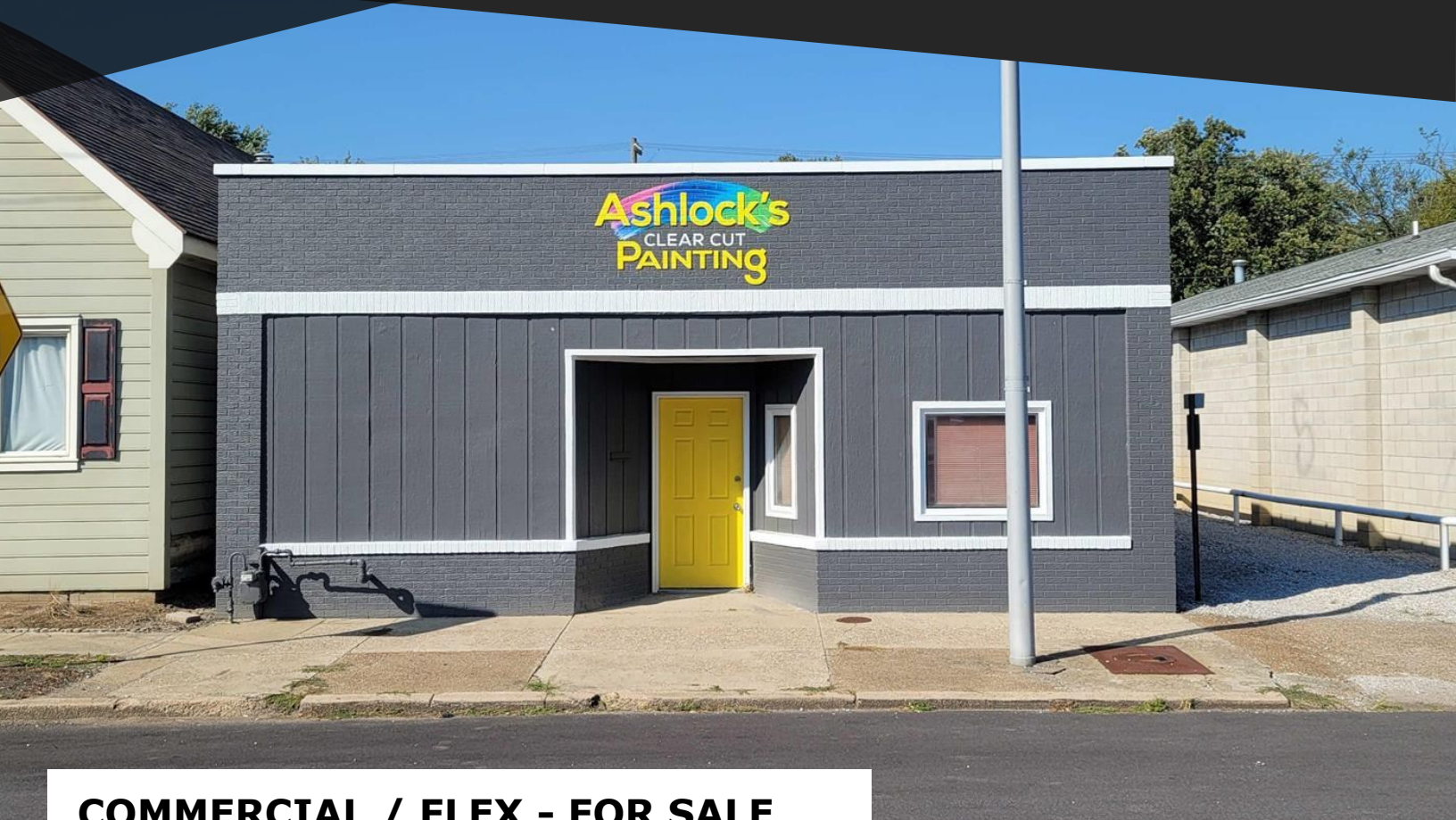


COMMERCIAL BUILDING > FOR SALE

± 1,410 SF - COMMERCIAL FLEX SPACE



COMMERCIAL / FLEX - FOR SALE

1332 DIVISION STREET, EVANSVILLE, IN

- ▶ **TOTAL SIZE: ±1,410 SF**
- ▶ 2 Private Offices + Large Garage (with AC).
- ▶ High Visibility on Lloyd Expressway (AADT: 66,058)
- ▶ 1 Drive-in Door (10x10)
- ▶ Newly Remodeled. New Roof 2024, New Paint (inside and out), new HVAC, new Garage Insulation
- ▶ Land: 0.09 acres
- ▶ Year Built: 1953
- ▶ Zoning: C-4 Commercial
- ▶ 2025 Pay 2026 Taxes: \$873.30 annual
- ▶ Parking: Street Parking and in Rear Lot
- ▶ Excellent Access to the Lloyd Expressway, US-41 and I-69
- ▶ All Utilities to Site

SALE PRICE: \$183,000

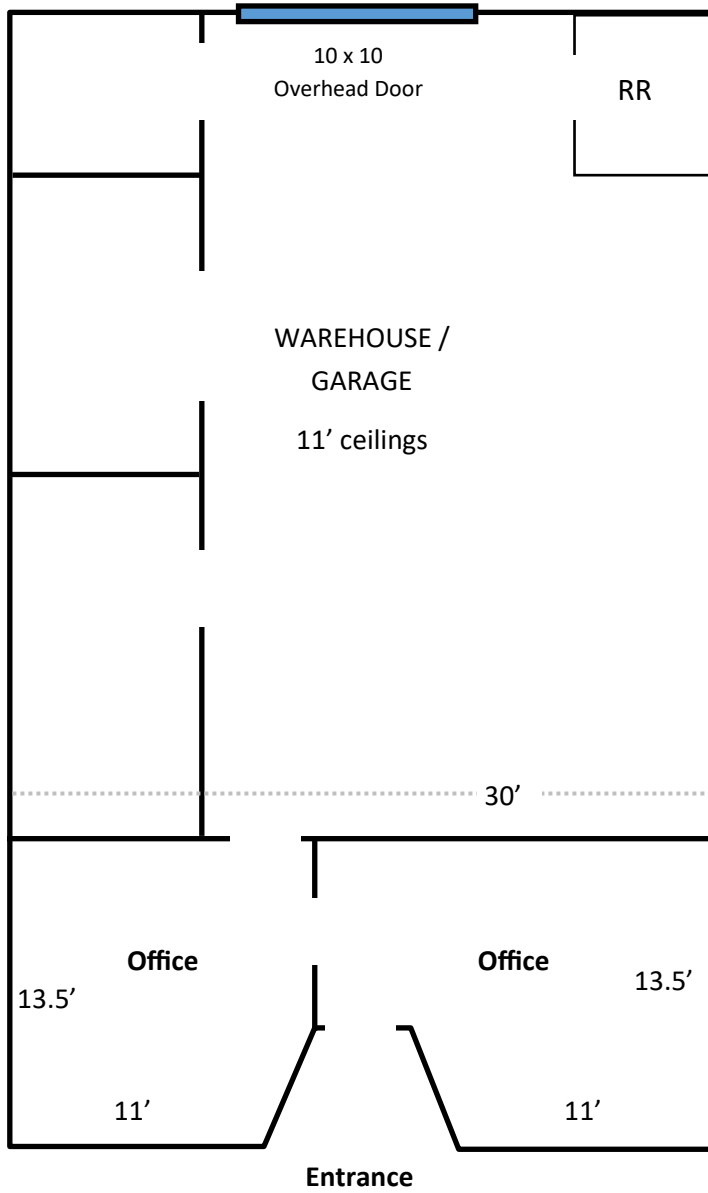


For More Information:

Greg J. Folz
Woodward Commercial Realty, Inc
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812-708-0106

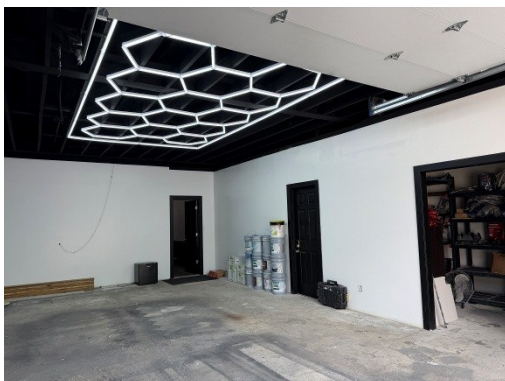
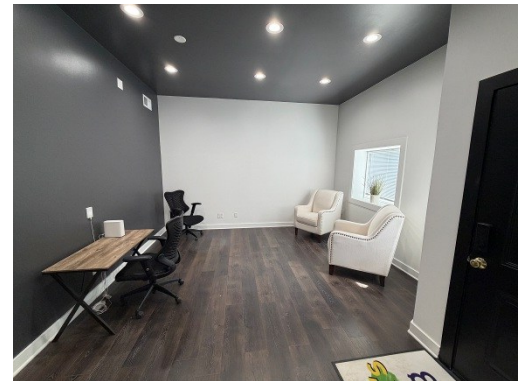
COMMERCIAL BUILDING > FOR SALE

± 1,410 SF - COMMERCIAL FLEX SPACE



48'

* NOT DRAWN TO SCALE



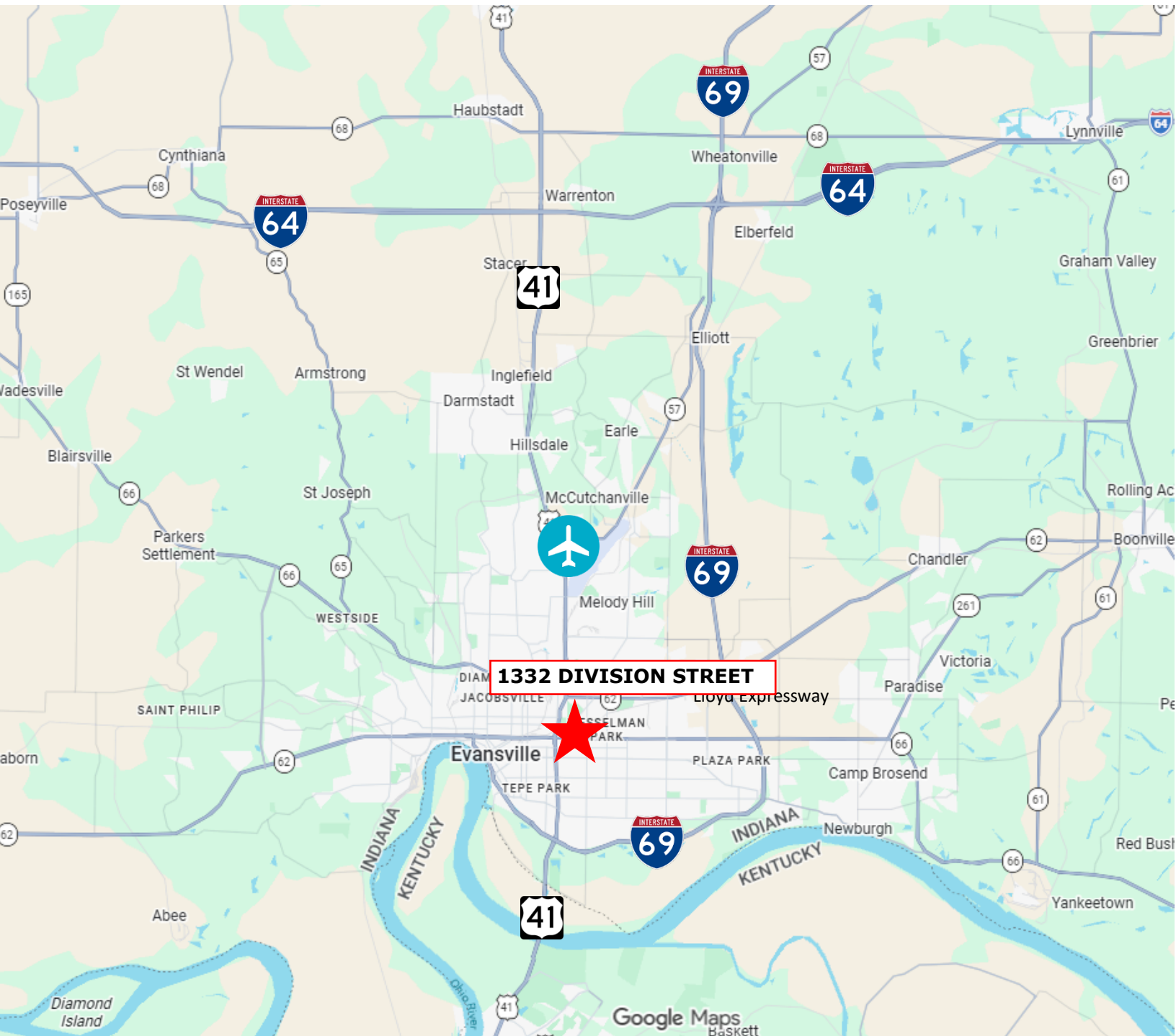
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