



**F.C. Tucker  
Commercial**

**AVAILABLE**

**4004 E Morgan Avenue**  
*EVANSVILLE, IN 47715*

**FOR SALE**



- **Sale Price:** \$1,390,000
- **Total SF:** 16,380 SF
- **Lot Size:** 1.20 Acres +/-
- **Year Built:** 1977
- **Zoning:** C-1
- **Dock Door:** One, 22' high
- **# of Parking Spaces:** 50 Spaces
- **Ext. Construction:** Brick
- **Roof:** New EPDM in 2024

- **Water/Sewer:** City
- **Current Use:** Office
- **Annual Taxes:** \$23,602.16 (2024 pay 2025)
- **Showing:** Contact Listing Broker
- **Traffic Count:** 28,698 Intersection  
Total AADT
- **Location:** Morgan Avenue (SR 62)  
and Stockwell Road

Immaculately maintained and professionally managed two story Class B office building on Evansville's Eastside. The property comes with monument signage and has a warehouse with a receiving dock that occupies the west 3,297 SF with a full-height 22' ceiling. This property has fiber phone and internet access with AT&T. The parking lot was resurfaced in 2019 and property sign was converted to LED lighting in 2022.

Gross Operating Income over \$200,000. Fully Leased.

Financial and lease information available by signed confidentiality agreement.

**For More Information, Contact:**

**Ken Newcomb, President / Broker**

**Direct: 812.204.4004**

**Office: 812.473.6677**

**kennewcomb@fctuckercommercial.com**

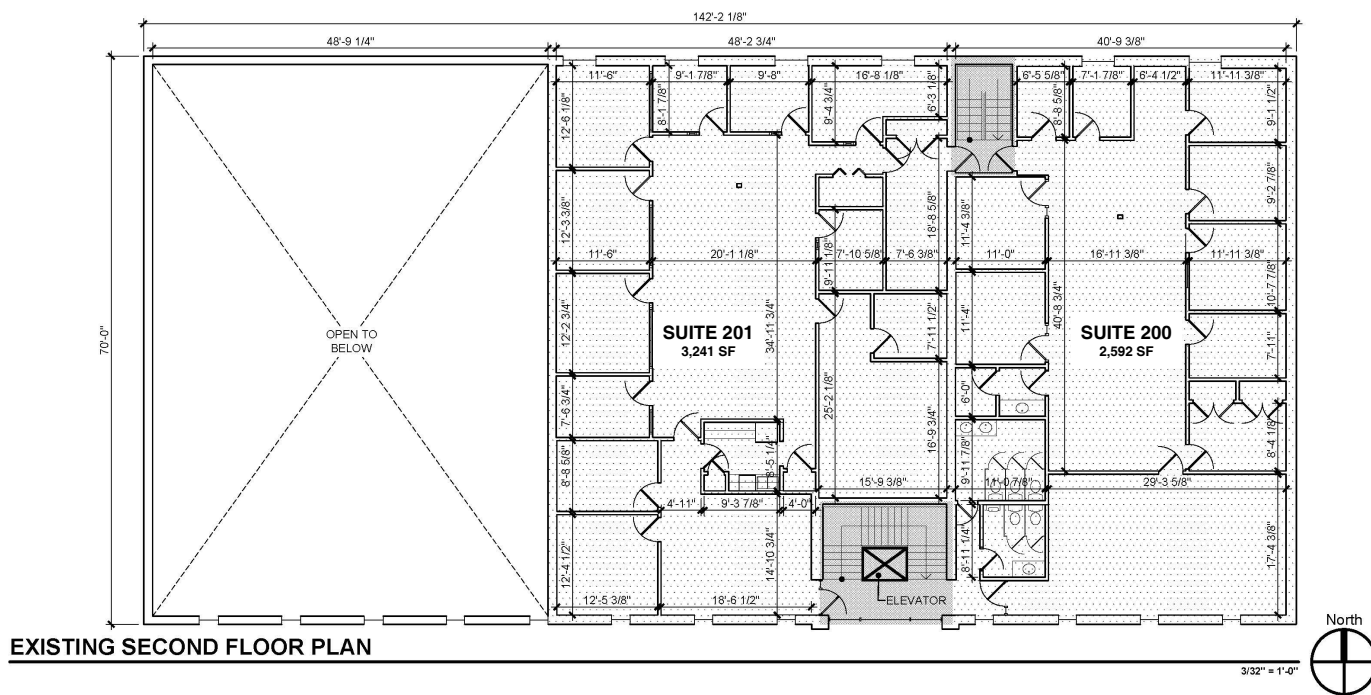
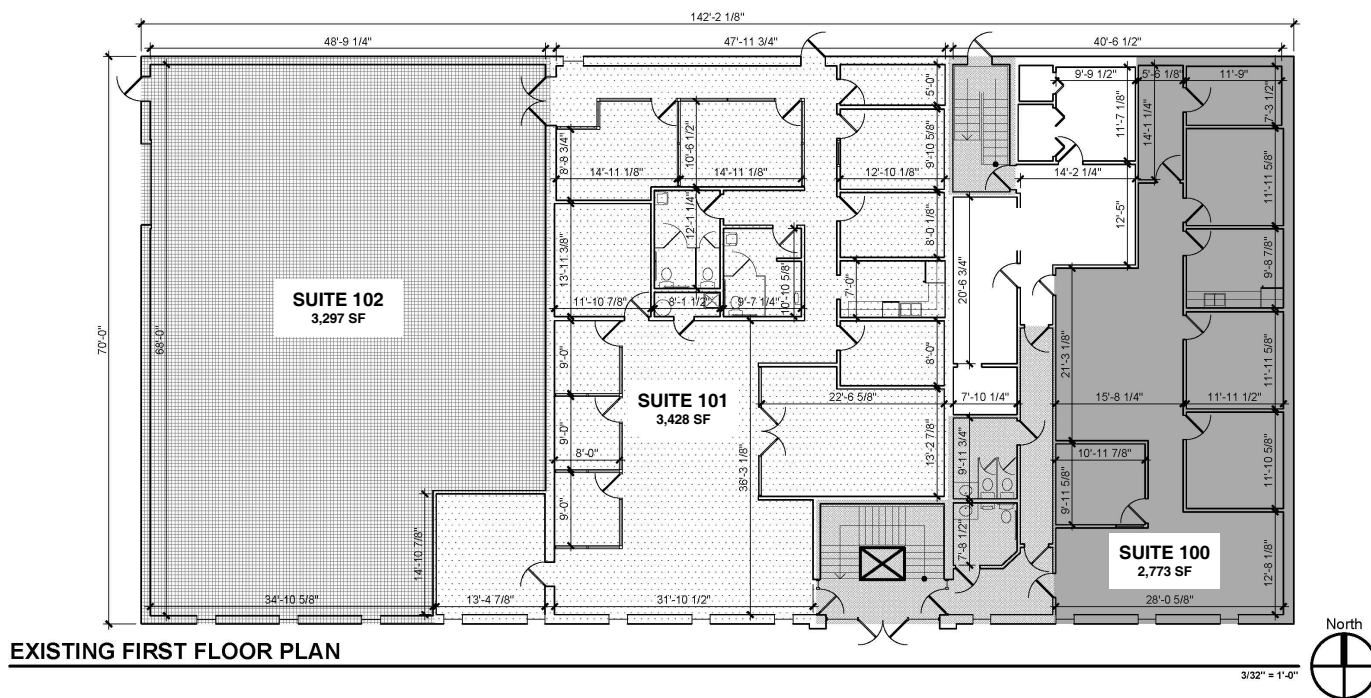


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**FCTuckerCommercial.com**

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



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