



**AVAILABLE**

# 501 N Ninth Avenue EVANSVILLE, IN 47712

## NNN INVESTMENT - 14%CAP



- **Sale Price:** \$725,000
- **Total SF:** 40,283 SF
  - Contiguous SF: 36,443 SF
  - Freestanding SF: 3,840 SF
- **Lot Size Total:** 1.40 Acres
- **Including Adj Lot :** 0.31 Acre
- **Year Built:** 1940
- **Zoning:** M-3
- **Ceiling Height:** Varies
- **Dock Height Doors:** 1
- **# of Parking Spaces:** Ample
- **Ext. Construction:** Concrete
- **Floor:** Concrete
- **Sprinkler:** Yes
- **# of Restrooms:** 3
- **Water/Sewer:** Yes
- **Current Use:** Napa Auto
- **Annual Taxes:** \$14,194.00 (2025 Pay 2026)
- **Showing:** Contact Listing Broker
- **Location:** West of NY Central rail

**Rare Find! West-side Industrial space. Currently operating as Napa Auto Parts. Owner will sign a 3-year lease back for \$8,500/ Mo NNN.**

**For more information, contact:**

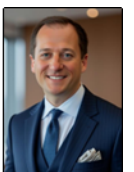


**Dylan Krohn, Broker**

**Direct:** 812-430-0464  
DylanKrohn@FCTuckerCommercial.com

**Aaron Kendall, CCIM**

**Direct:** 812-480-8100  
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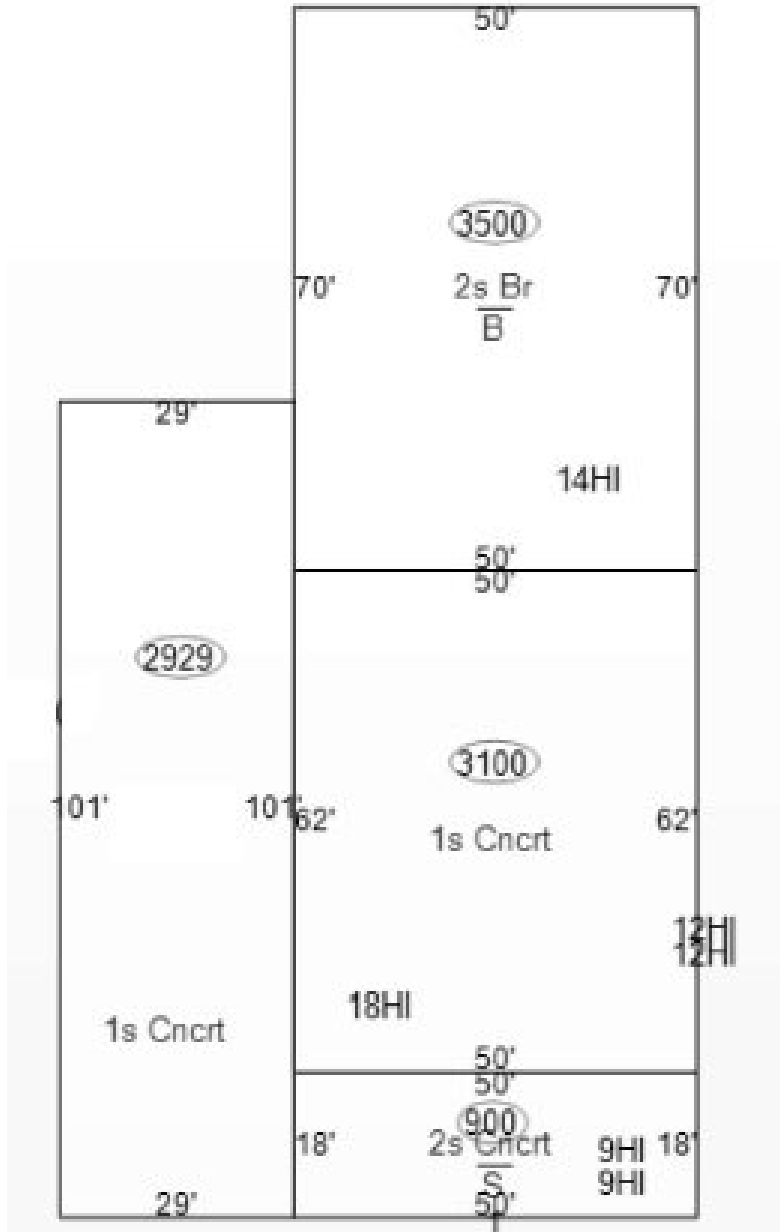
**812-473-6677 • FCTuckerCommercial.com**

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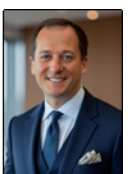


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