

# AVAILABLE

## 501 N Ninth Avenue

EVANSVILLE, IN 47712

### NNN INVESTMENT - 12%CAP



- |                       |            |                        |                             |
|-----------------------|------------|------------------------|-----------------------------|
| • Sale Price:         | \$800,000  | • # of Parking Spaces: | Ample                       |
| • Total SF:           | 40,283 SF  | • Ext. Construction:   | Concrete                    |
| Contiguous SF:        | 36,443 SF  | • Floor:               | Concrete                    |
| Freestanding SF:      | 3,840 SF   | • Sprinkler:           | Yes                         |
| • Lot Size Total:     | 1.40 Acres | • # of Restrooms:      | 3                           |
| • Including Adj Lot : | 0.31 Acre  | • Water/Sewer:         | Yes                         |
| • Year Built:         | 1940       | • Current Use:         | Napa Auto                   |
| • Zoning:             | M-3        | • Annual Taxes:        | \$14,895.28 (2024 pay 2025) |
| • Ceiling Height:     | Varies     | • Showing:             | Contact Listing Broker      |
| • Dock Height Doors:  | 1          | • 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 \$7,900/ Mo NNN. Currently paying \$2.35 / SF / NNN, below market rental rate.**

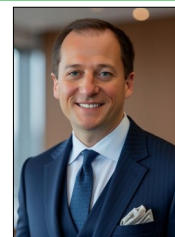
### For More Information, Contact:

**Aaron Kendall, CCIM**

**Direct: 812.480.8100**

**Office: 812.473.6677**

**aaronkendall@fctuckercommercial.com**



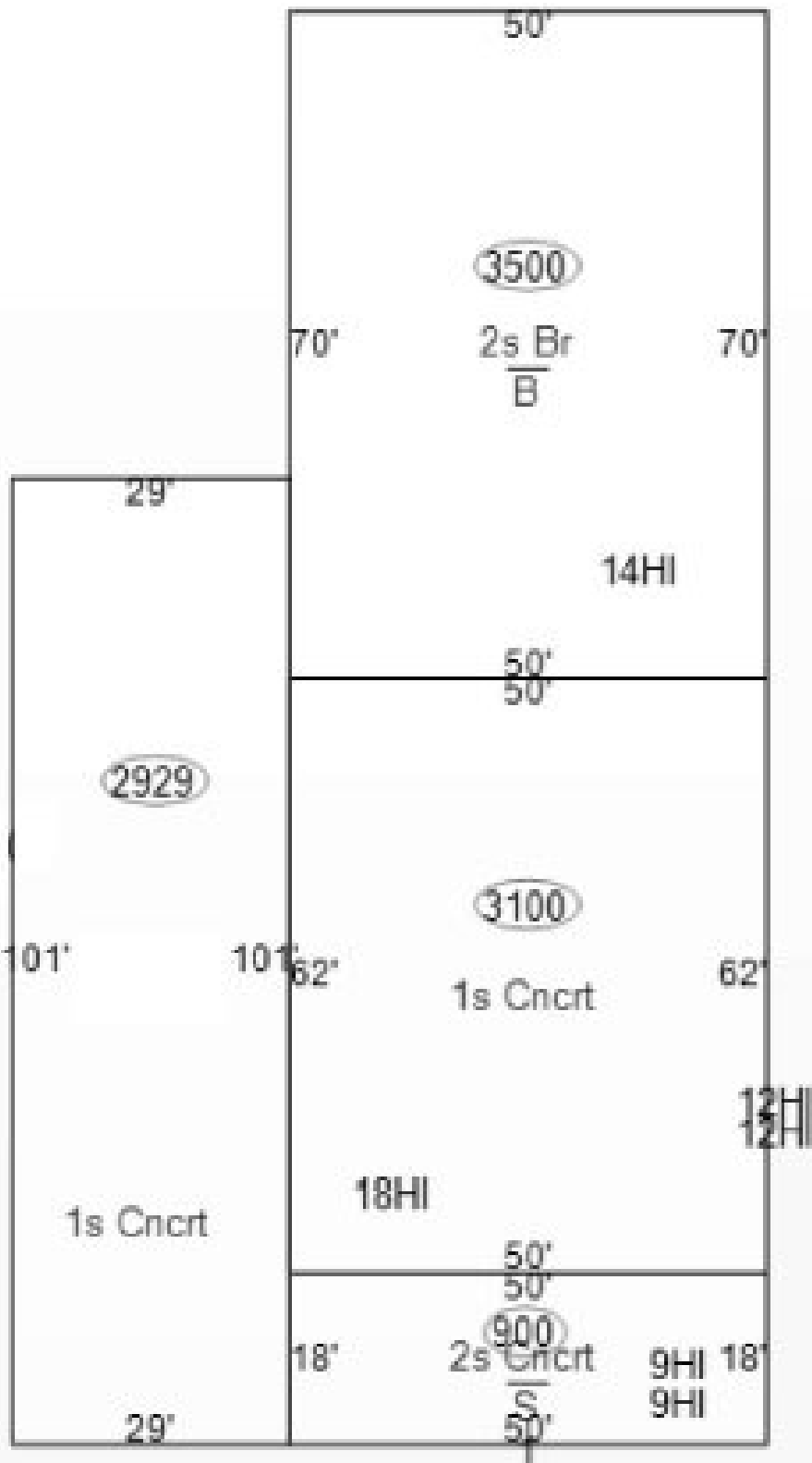
7820 Eagle Crest Blvd. Suite 200  
Evansville, IN • 47715  
812-473-6677 • Fax: 812-473-6684



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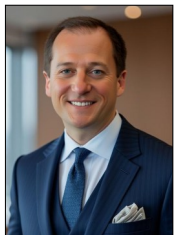
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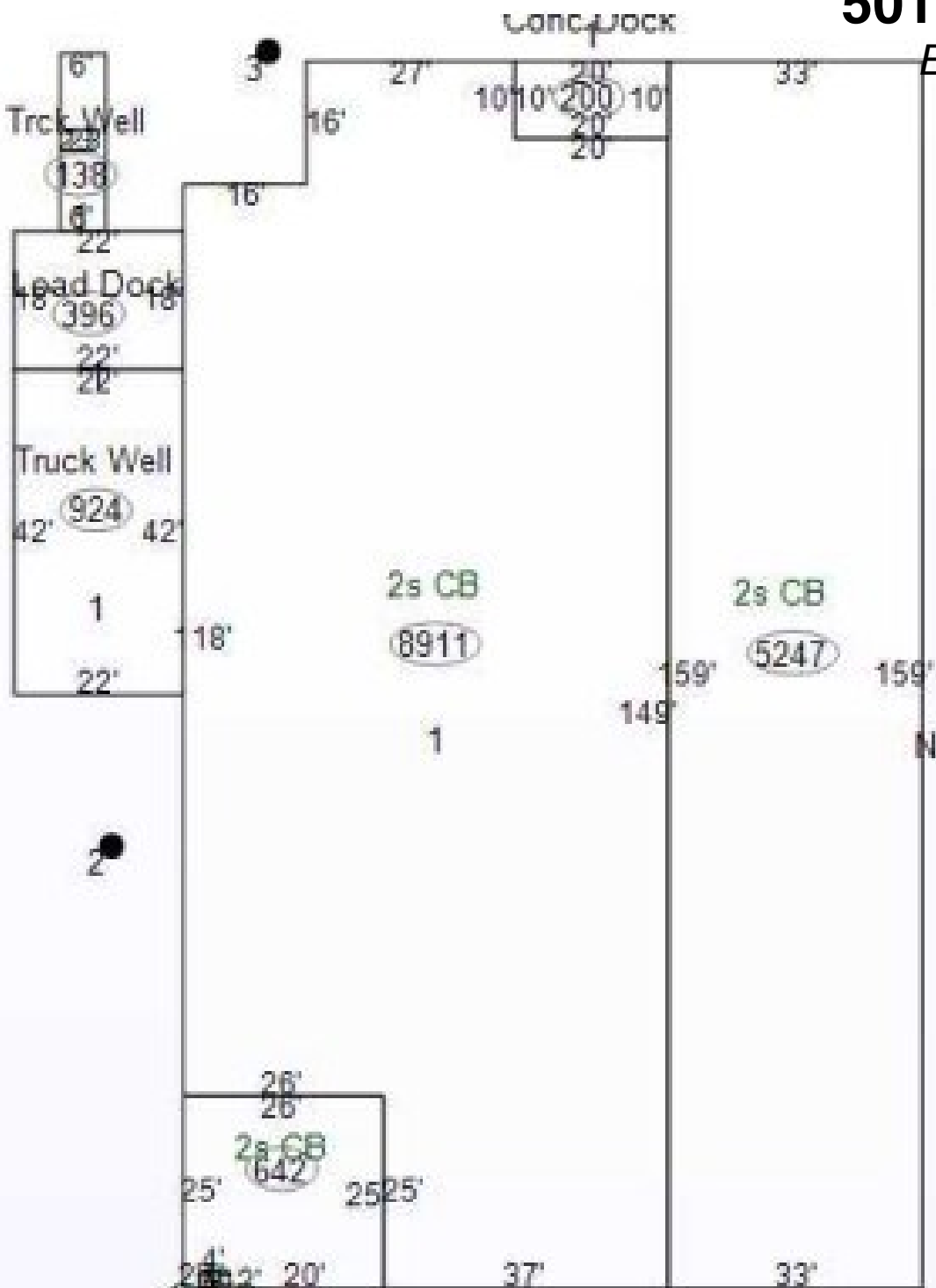
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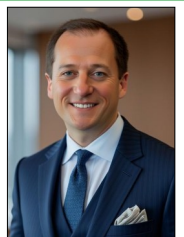
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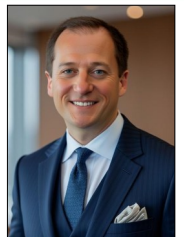
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