



**F.C. Tucker
Commercial**

25 UNITS

PRO FORMA GROSS INCOME

\$564,000 YR

AVAILABLE

**1315 Read Street
EVANSVILLE, IN 47710**



- **Sale Price:** \$3,950,000
- **Total SF:** 263,015 SF
 - 1st Floor: 167,362 SF
 - 2nd Floor: 95,653 SF (not in use)
- **Lot Size:** 7.35 Acres
- **Year Built:** 1939
- **Zoning:** M-2, M-3
- **Ceiling Height:** 14' - 30'
- **Drive-in Doors:** Multiple
- **Docks:** 8 Docks - Shared
- **# of Parking Spaces:** Ample

- **Ext. Const.:** Block-Steel
- **Roof:** Rubber-Metal
- **Floor:** Concrete
- **Alarm:** New fire/smoke alarm system
- **# Restrooms:** 2 common, plus 9 in units
- **Water/Sewer:** City
- **Current Use:** Multi-Tenant Industrial
- **Annual Taxes:** \$36,681.86 (Pay 2024)
- **Showing:** Contact Listing Broker
- **Location:** Morgan Avenue & Read Street

Extra lot at 1610 Read Street (N.W. corner of Read Street and Morgan Avenue). Rent roll, income, and lease terms available by signing confidentiality and non-disclosure agreement. 96% occupied.

For More Information, Contact:

Ken Newcomb, President / Broker

Direct: 812.204.4004

Office: 812.473.6677

kennewcomb@fctuckercommercial.com

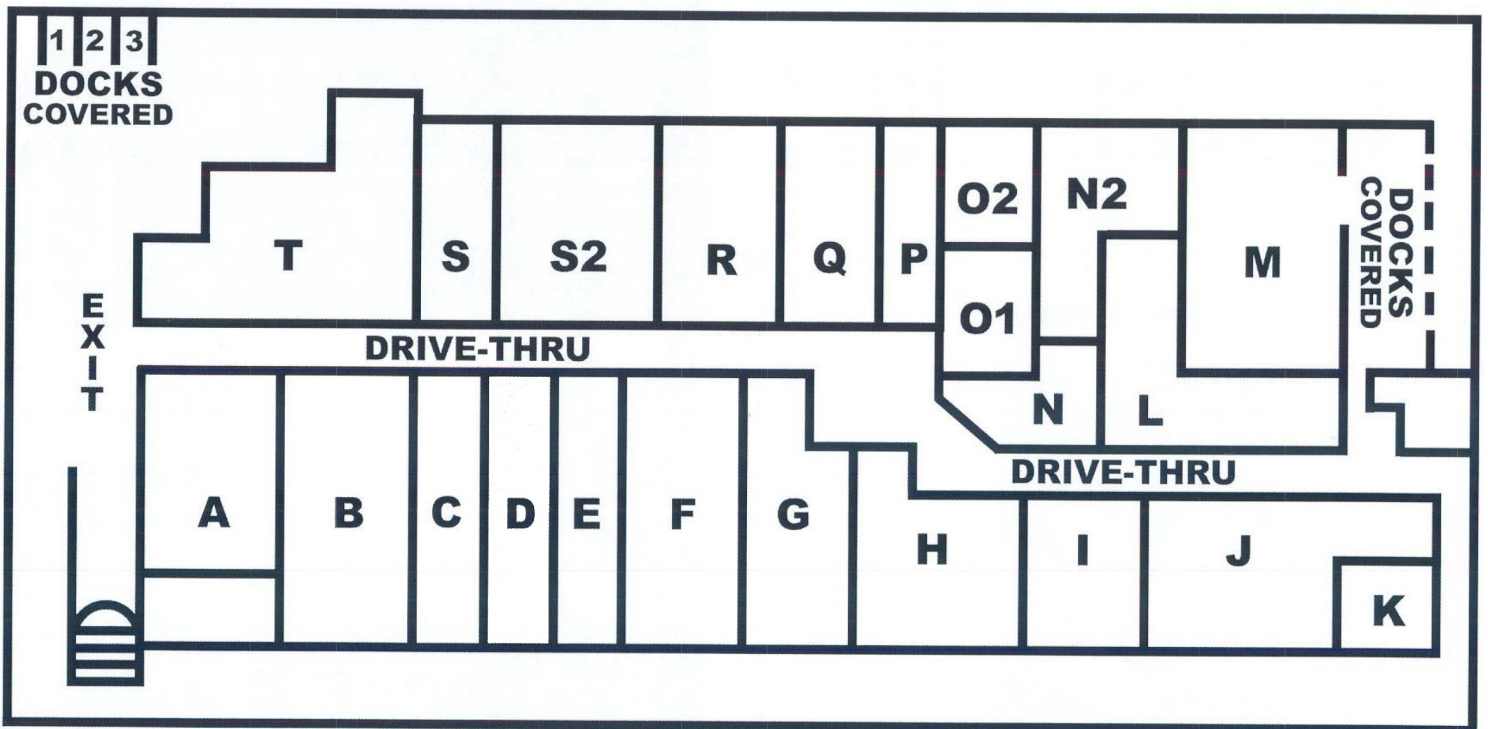


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