



**F.C. Tucker
Commercial**

AVAILABLE

835 & 827 W Lincoln Avenue/Hwy 62
CHANDLER, IN 47610

WATCH THE VIDEO



Property lines are approximate

- **Location:** 835 W Lincoln Ave/Hwy 62
- **Sale Price:** \$1,275,000
- **Lot Size:** 15.79 Acre
- **Total SF:** 5,200 SF
 - Warehouse SF 4,000 SF
 - Office SF 1,200 SF
- **Year Built:** 2021
- **Ceiling Height:** 18'
- **Drive-in Doors:** 2
- **Ext. Construction:** Steel
- **Roof:** Steel
- **Floor:** Concrete 6"
- **Interior Walls:** Frame/Steel
- **# of Restrooms:** 2 Full

- **Location:** 827 W Lincoln Ave/Hwy 62
- **Sale Price:** \$595,000
- **Lot Size:** 1.85 Acre
- **Water/Sewer:** City
- **Current Use:** Equipment Sales
- **Approved Use:** 220 Mini Storage Units
All Plans and Engineering
in Listing Office
- **Combined Taxes:** \$13,155.02 (2023 Pay 2024)
- **Showing:** Contact Listing Broker
Gated and Alarmed
- **Location:** Hwy 62, between
Evansville and Chandler
Less than 6 miles to I69

Building must be sold first, prior to extra lot.

For More Information, Contact:

Ken Newcomb, President / Broker

Direct: 812.204.4004

Office: 812.473.6677

kennewcomb@fctuckercommercial.com



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



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.



835 W Lincoln Ave/Hwy 62

- Office 1,200 SF

Features 3 fixture Restroom. Kitchen with built in cabinets, countertop, 2 basin sink, oven and refrigerator. 3 private offices with nice amenities, six panel doors. Security system. LED lighting. 30' x 40'

- Shop 4,000 SF

Post frame with poured perimeter footing 6" concrete reinforced. 2 ct 14' x 14' overhead doors. LED lighting throughout. Metal panel exterior and complete interior with ceiling. 2 ct Big Ass Fans. Completely insulated. 2 fixture shop bath. Shop heated. 50' x 80'

- Property 15.79 Acres Zoned C-4
6.10 Acres above Flood Plain
9.69 Acres in Flood Plain
Permitted for fill
(income producing)



827 W Lincoln Ave/Hwy 62

- Extra Lot 1.85 Acres above Flood Plain

Lot includes extra curb cut. Designed and approved for 220 mini storage units. Engineering and plans available in listing office. Storm water permit approved. Out of flood plain. Ideal for QSR (quick serve restaurant) or mini storage. All utilities at site.

For More Information, Contact:

Ken Newcomb, President / Broker

Direct: 812.204.4004

Office: 812.473.6677

kennewcomb@fctuckercommercial.com

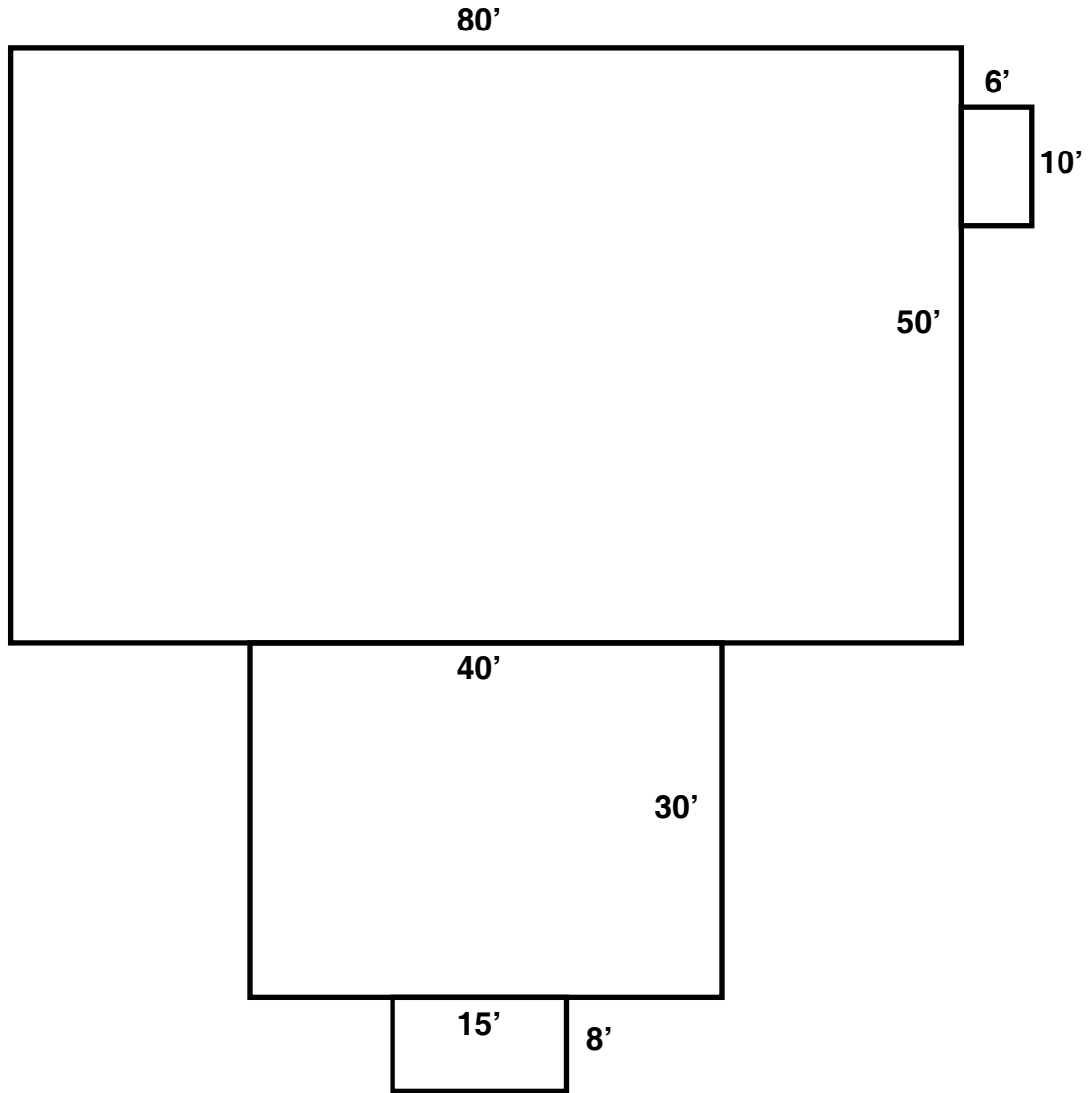




**F.C. Tucker
Commercial**

AVAILABLE

835 & 827 W Lincoln Avenue/Hwy 62
CHANDLER, IN 47610



For More Information, Contact:

Ken Newcomb, President / Broker

Direct: 812.204.4004

Office: 812.473.6677

kennewcomb@fctuckercommercial.com



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



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.



For More Information, Contact:
Ken Newcomb, President / Broker
Direct: 812.204.4004
Office: 812.473.6677
kennewcomb@fctuckercommercial.com



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



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.