



AVAILABLE

621 N Fulton Avenue EVANSVILLE, IN 47710

4-PLEX



- **Sale Price:** \$199,000
- **Total SF:** 4,464 SF
- **Lot Size:** 0.14 Acres
- **Year Built:** 1901
- **Zoning:** C-4
- **# of Parking Spaces:** On Site & Street
- **Ext. Construction:** Masonry
- **Roof:** Rubber, New 2024
- **HVAC:** 2 New Units
- **Water/Sewer:** City
- **Current Use:** Fully Occupied Apts.
- **Taxes:** \$2,842.42 (2024 Pay 2025)
- **Showing:** Contact Listing Broker
- **Location:** N Fulton Ave & W Delaware St

Income 2025	EOY P&L
Total	\$34,368.05
Expenses	
Property Tax	\$2,842.42 (2024 Pay 2025)
Insurance	\$2,768.00
Utilities & Trash	\$2,822.64
Maintenance	\$2,957.48
Other	\$1,445.00
Total	\$12,835.54

Net Income	\$21,532.51
Cap Rate	10.8%

4-Plex. Tenants on RUBS for water/sewer. New roof and 2 new HVAC units. Remodeled and fully occupied.

For more information, contact:

Will Smith, Broker

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812-473-6677 • FCTuckerCommercial.com

7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715





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