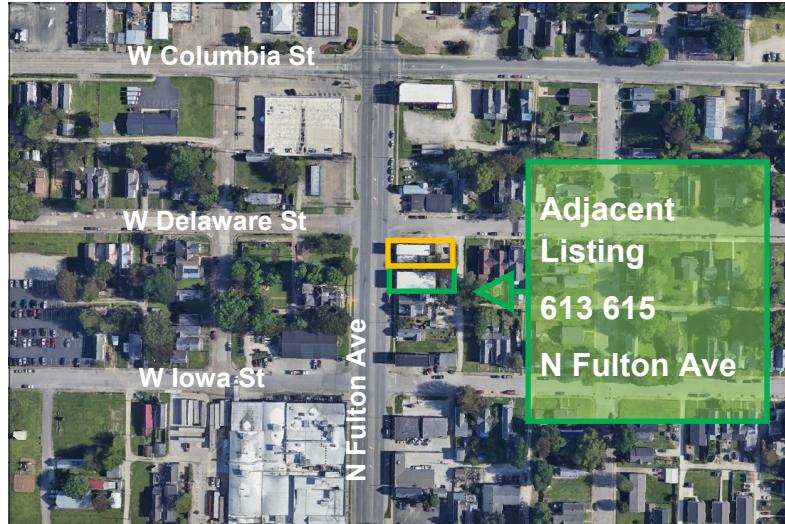


**AVAILABLE****621 N Fulton Avenue
EVANSVILLE, IN 47710****4-PLEX**

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

Direct: 812-480-0553 • WillSmith@FCTuckerCommercial.com



812-473-6677 • FCTuckerCommercial.com

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





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4-PLEX



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