

FOR SALE

105 N NINTH AVE, EVANSVILLE, IN 47712



Matt Heseman - Associate Broker

PRICE: \$399,000

SIZE: 21,477 SF

TYPE: MIXED INDUSTRIAL


PROPERTY OVERVIEW:

THIS PROPERTY IS LOCATED ON EVANSVILLE'S WESTSIDE JUST ONE BLOCK SOUTH OF W. FRANKLIN ST, ONE OF EVANSVILLE'S BUSTLING ENTERTAINMENT & DEVELOPMENT AREAS! THIS PROPERTY IS LOOKING FOR AN OWNER THAT NEEDS A MIX OF WAREHOUSE, SHOWROOM AND OFFICE SPACE. THE WAREHOUSE COULD BE DIVIDED INTO MULTIPLE UNITS FOR ADDITIONAL RENTAL INCOME, IF NOT ALL WAREHOUSE SPACE IS NEEDED.

ONLY \$18.58/SF!



4763 Rosebud Lane
Suite B
Newburgh, IN 47630

 (812) 219-6901

 MHESEMAN@WOODWARDREALTY.COM



**PRIVATE OFFICE FOR
OWNER/BRANCH MGR.**



**PRIVATE FULL
BATHROOM IN
OWNER/BRANCH MGR.
OFFICE**



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**OFFICE AREA FOR
CUSTOMER SERVICE
PERSONAL**



**PRIVATE OFFICE FOR
CONTROLLER/CFO**



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**PRIVATE OFFICE FOR
SALES MGR/OFFICE
PERSONAL**



**PRODUCT SHOWROOM
AREA W/ SEPARATE
ENTRANCE**



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PRIVATE MEN'S RESTROOM



PRIVATE WOMEN'S RESTROOM



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FRONT MAIN WAREHOUSE AREA

**SEPARATE LARGE
OVERHEAD DOOR**



**3-PHASE POWER
AVAILABLE**



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BACK WAREHOUSE AREA

**SEPARATE OFFICE AREA
WITH PLUMBING FOR
BATHROOM**



LOADING DOCK



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ADD-ON WAREHOUSE AREA



2 - SEPARATE OVERHEAD DOORS TO ADD-ON WAREHOUSE



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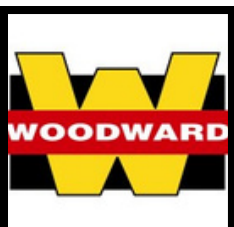
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FENCED IN BACK & SIDE YARD AREA



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