



AVAILABLE

**4411 Washington Avenue
EVANSVILLE, IN 47714**

Washington Campus Medical Building



- **Sale Price:** \$3,750,000
- **Total SF:** 52,995 SF
- **Lease Price:**
 - 2nd Floor** \$11.00 / SF / NNN
10,200 SF Available
 - Lower Level** \$6.00 / SF / NNN
4,500 SF Available
- **Lot Size:** 3.78 Acres
- **Year Built:** 1974
- **Zoning:** C-2
- **Elevators:** 2
- **Drive-in Doors:** 1 - Lower Level
- **# of Parking Spaces:** Ample
- **Ext. Construction:** Brick
- **Roof:** TPO 2017 &2019
- **Floor:** 3 Floors & Lower Level
- **Interior Walls:** Steel/Wood Studs
- **Sprinkler:** Yes
- **# of Restrooms:** Ample
- **Water/Sewer:** City
- **Current Use:** Medical Office
- **Taxes:** \$58,302.88 (2025 Pay 2026)
- **Showing:** Contact Listing Broker
- **Location:** Less than 1/2 mile to Ascension St. Vincent Medical Campus

Offering Memorandum with Pro Forma Available by Request.

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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• **Property Details:**

2026	Boiler (2), HVAC – NTI
2026	Boiler, Domestic Water – NTI
2024	Chiller, HVAC – Air Cooled, York 225 Ton
2024	Parking Lot Maintenance
2023	Building Generator – New Transfer Switch
2017 & 2019	New TPO Roof

• Gross Revenue:	2026	\$610,134
• Expenses:	2025	\$244,105
• NOI:		\$366,029

CAP 9.76%

• **Value Add:** 2nd Floor - 10,200 SF Vacancy

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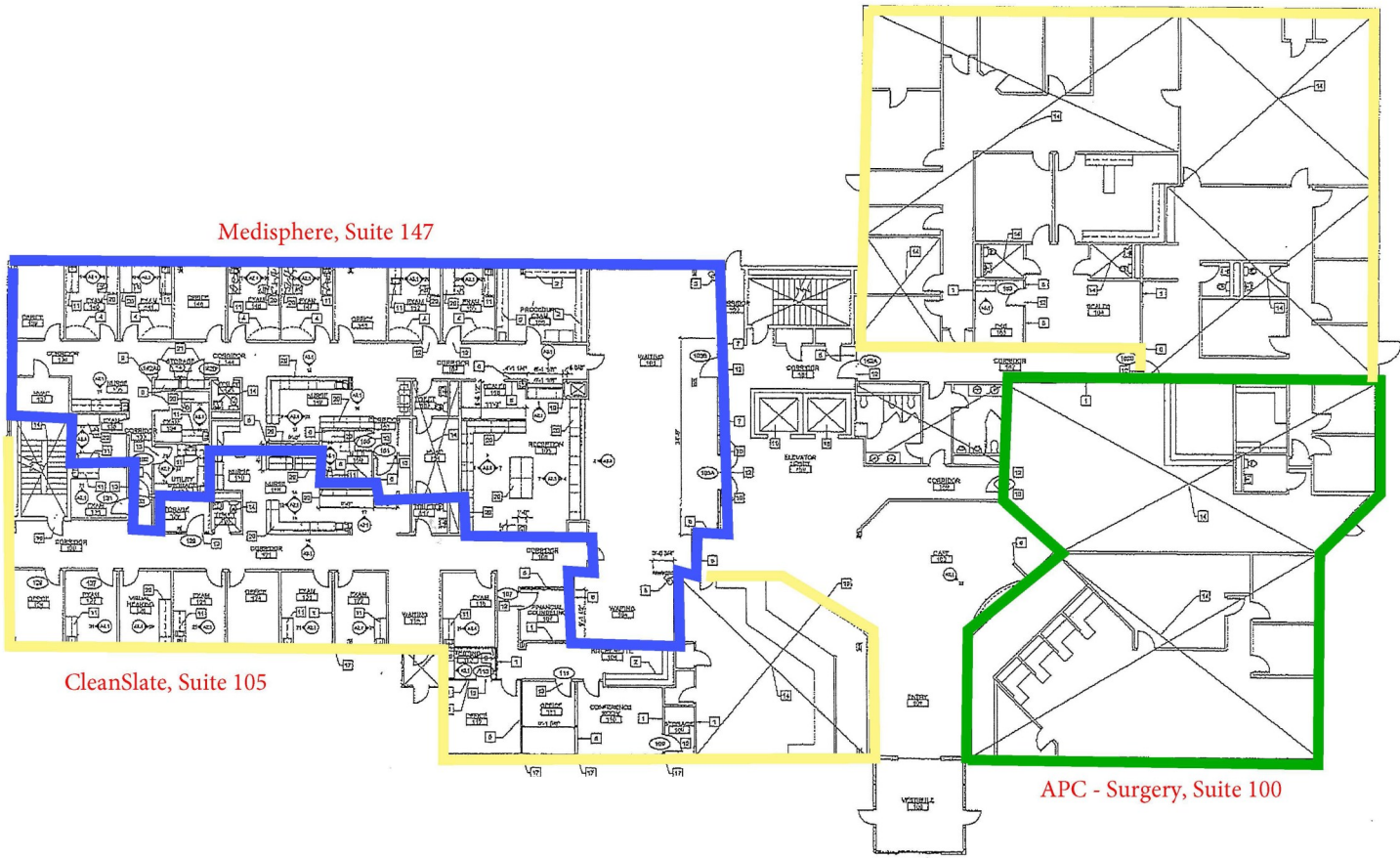
1st Floor

APC - Clinic, Suite 101

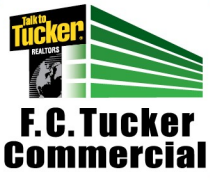
Medisphere, Suite 147

CleanSlate, Suite 105

APC - Surgery, Suite 100



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.

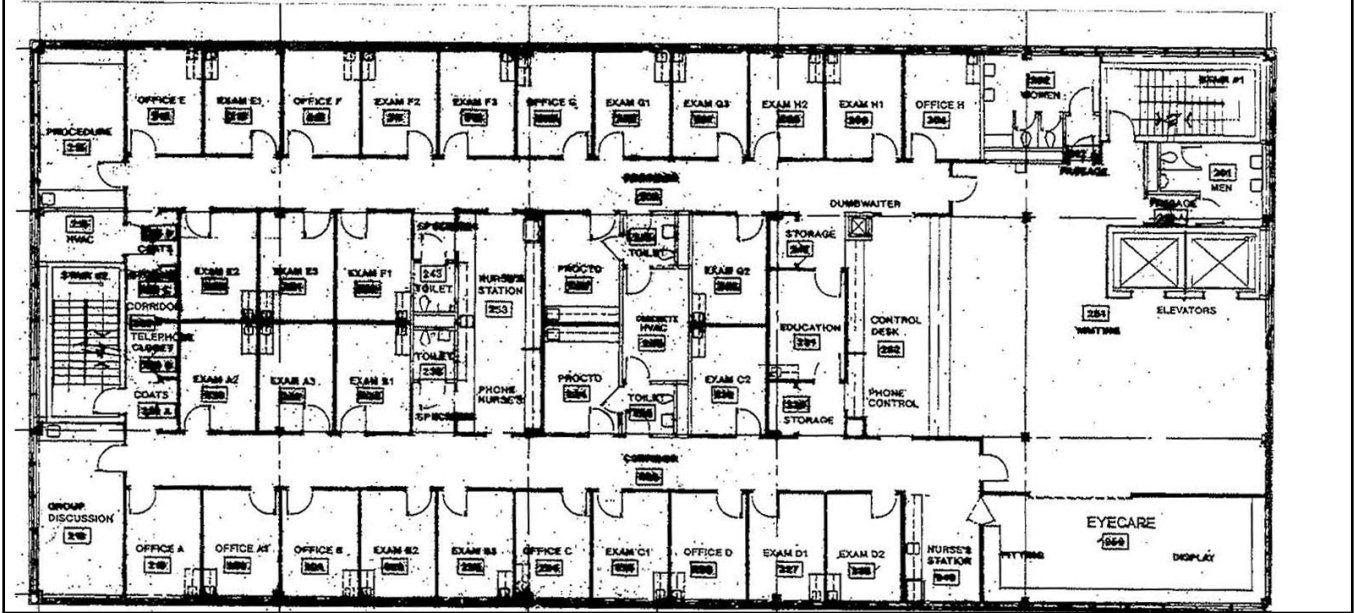


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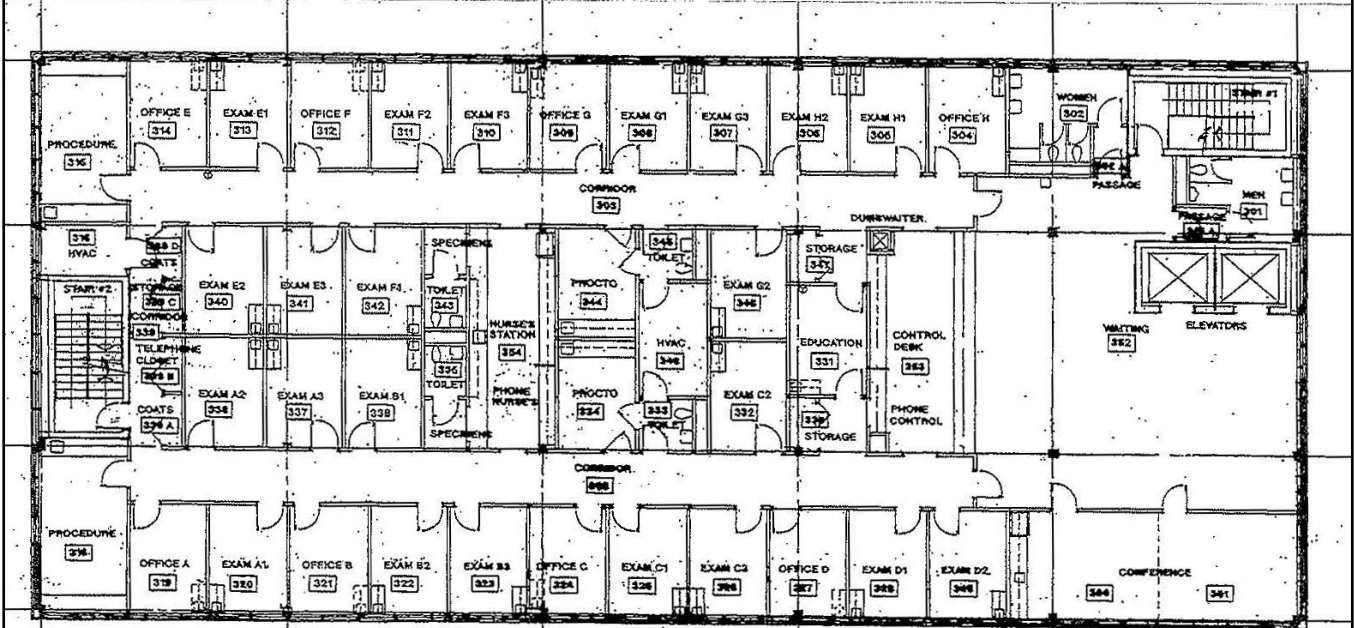
VACANT 10,200 SF

2nd Floor



LUZIO & ASSOCIATES

3rd Floor



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