FOR SALE | RESIDENTIAL FACILITY

2225 W. INDIANA STREET
EVANSVILLE, IN 47712

EXECUTIVE SUMMARY

OFFERING SUMMARY

Sale Price:	$525,000
Price/SF:	$33.55
Building Size:	15,648 SF
Residential Units:	19
Year Built:	1950
Total Lot Size:	.56 AC (Two parcels)
Parking:	26 spaces
Zoning:	R-4

PROPERTY OVERVIEW

First time on the market – multi-room residential facility with an abundance of high-quality contracting work throughout. Formerly utilized as a temporary home for young women, this turnkey property is well-suited to serve as a halfway house, shelter, hostile, seminary, religious home, youth home or other housing facility. Contact us now to arrange a tour of this property.

PROPERTY HIGHLIGHTS

- Conveniently located just off of Lloyd Expressway and St. Joseph Avenue
- Impeccably maintained and ready for reuse
- Parking lot located on corner of Indiana Street and 12th Avenue
- Full security and camera surveillance system

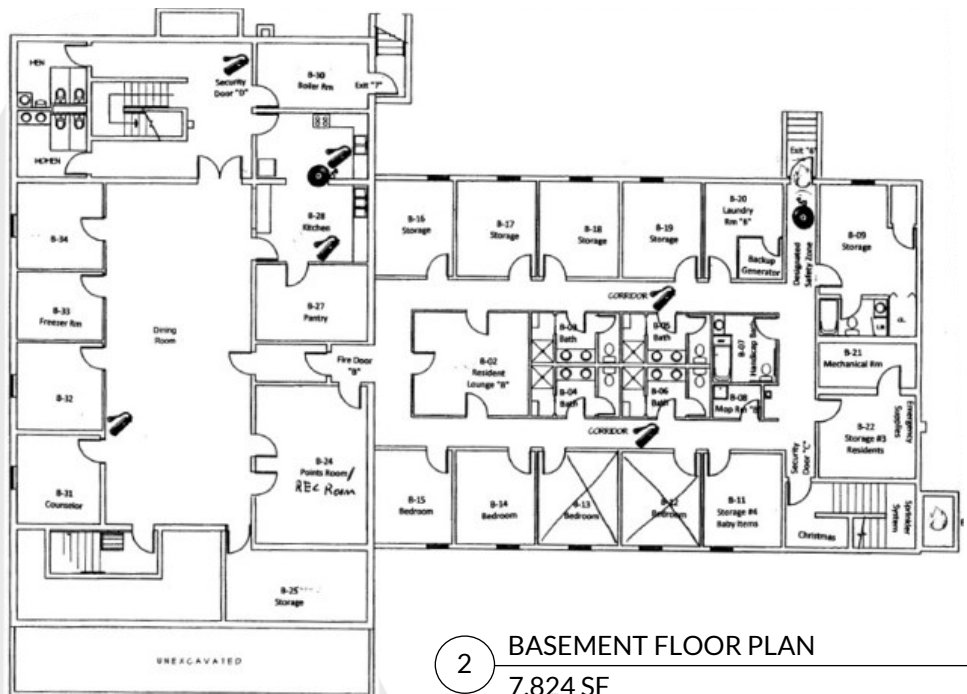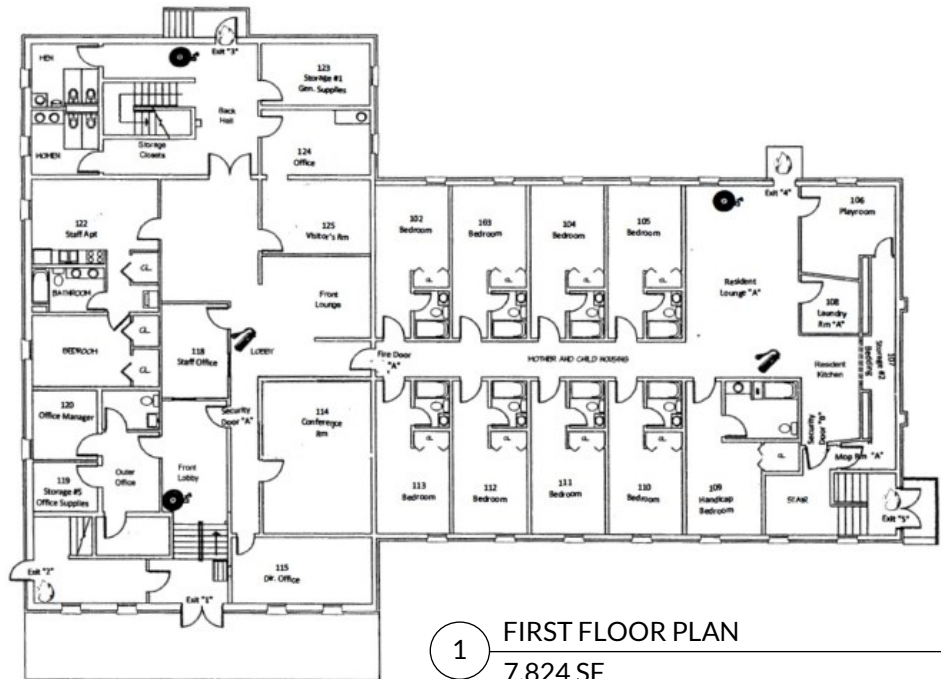### RICHARD CLEMENTS
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FLOOR PLANS

Facility Details:

- Radiant and Forced Air HVAC

- Wheel Chair/Mobility Scooter accessible with two (2) stairlifts

- Commercial kitchen with dining facility

- Two (2) laundry rooms

- Ten (10) residential rooms with bathrooms (one (1) is handicap accessible)

- Nine (9) residential rooms with shared bathrooms, including handicap accessible bathroom

- On-site facility manager apartment

- Public restrooms on each floor

- Eight (8) offices

- Central reception / security office

- Central secured entry

- Full security and camera surveillance system

- Wet sprinkler system

- Abundant material storage spaces

- Alley access to rear of property

- Fenced outdoor area

- 6,100 SF corner parking lot with 26 spaces

1 FIRST FLOOR PLAN
7,824 SF

2 BASEMENT FLOOR PLAN
7,824 SF

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ADDITIONAL PHOTOS

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AERIAL VIEWS

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