



**F.C. Tucker
Commercial**

AVAILABLE

**4004 E Morgan Avenue
EVANSVILLE, IN 47715**

FOR SALE



- **Sale Price:** \$1,285,000
- **Total SF:** 16,380 SF
- **Lot Size:** 1.20 Acres +/-
- **Year Built:** 1977
- **Zoning:** C-1
- **Dock Door:** One, 22' high
- **# of Parking Spaces:** 50 Spaces
- **Ext. Construction:** Brick
- **Roof:** New EPDM in 2024

- **Water/Sewer:** City
- **Current Use:** Office
- **Annual Taxes:** \$23,602.16 (2024 pay 2025)
- **Showing:** Contact Listing Broker
- **Traffic Count:** 28,698 Intersection Total AADT
- **Location:** Morgan Avenue (SR 62) and Stockwell Road

Immaculately maintained and professionally managed two story Class B office building on Evansville's Eastside. The property comes with monument signage and has a warehouse with a receiving dock that occupies the west 3,297 SF with a full-height 22' ceiling. This property has fiber phone and internet access with AT&T. The parking lot was resurfaced in 2019 and property sign was converted to LED lighting in 2022.

Gross Operating Income over \$200,000. Fully Leased.

Financial and lease information available by signed confidentiality agreement.

For More Information, Contact:

Ken Newcomb, President / Broker

Direct: 812.204.4004

Office: 812.473.6677

kennewcomb@fctuckercommercial.com



7820 Eagle Crest Blvd. Suite 200

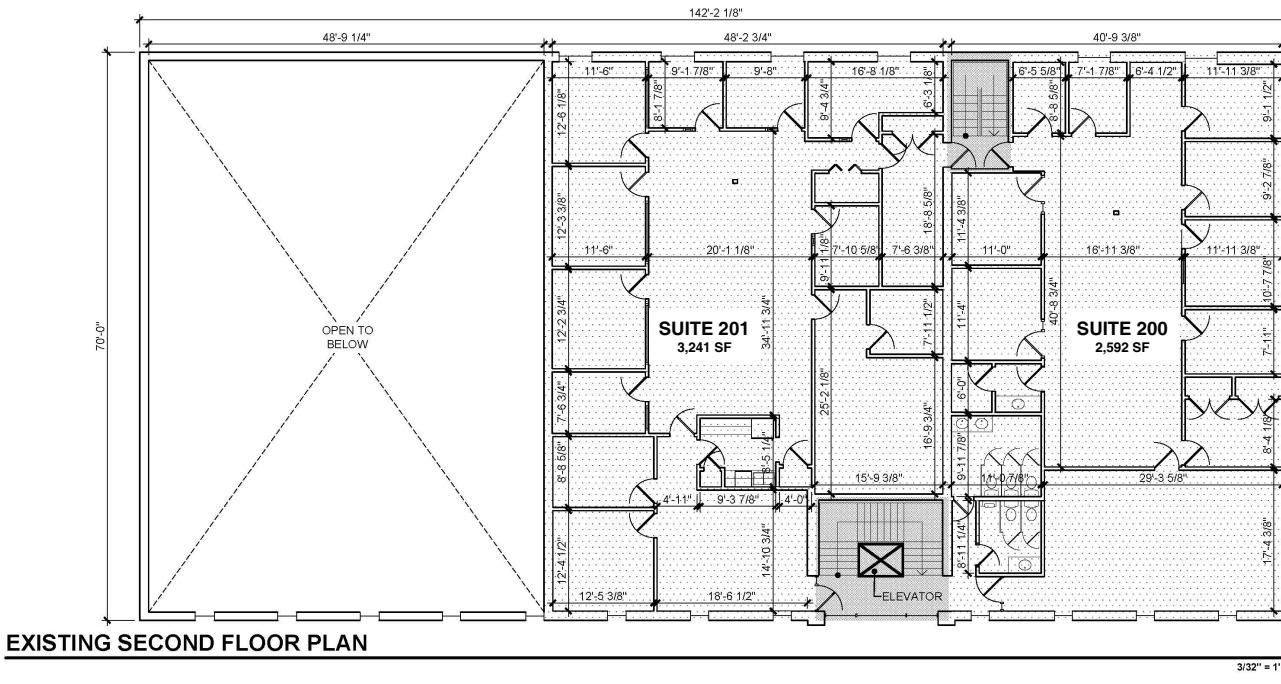
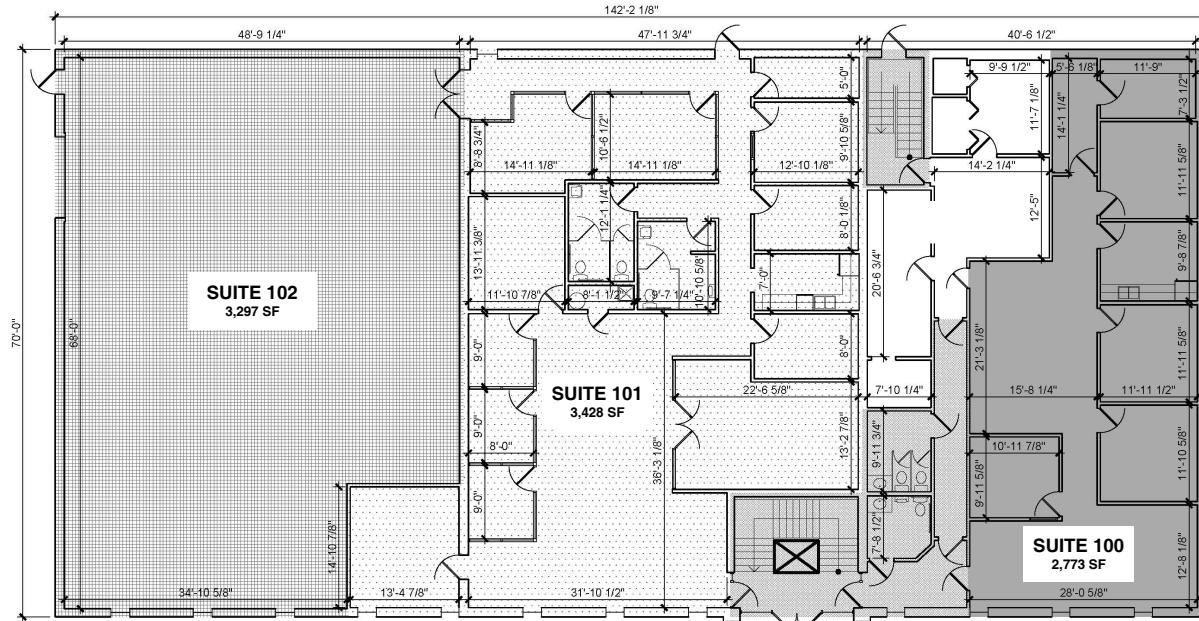
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