



AVAILABLE
315 N Fares Avenue
 EVANSVILLE, IN 47711



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|---------------------------|-----------------------------|-------------------------------|-----------------------------------|
| • Sale Price: | \$369,900 | • # of Parking Spaces: | Ample |
| • Total SF: | 4,128 SF | • Ext. Construction: | Block/Siding |
| Main Bldg Total SF | 3,600 SF | • Roof: | Metal |
| Warehouse SF | 1,800 SF | • Floor: | LVP |
| Office SF | 1,800 SF | • Interior Walls: | Block/Drywall |
| • Detached Garage: | 528 SF | • # of Restrooms: | 1 |
| • Lot Size: | 0.50 Acre | • Water/Sewer: | City |
| • Year Built: | 1978 | • Current Use: | Former Car Dealer |
| • Zoning: | C-4 | • Annual Taxes: | \$4,323.16 (2023 Pay 2024) |
| • Ceiling Height: | 14' in garage | • Showing: | Contact Listing Broker |
| • Drive-in Doors: | 1 ea. Main & Grg | • AADT: | 29,050 AADT (2024) |

Very high traffic location along Hwy 41. This property abuts Hwy 41 and provides great signage opportunities for your business. The property was formerly a car lot with front office and attached garage. The office was all completely redone within the last year, the roof is 6 years old and the building was painted 4 years ago. This could be a great location for any business looking for nice office space, storage space and parking. There is an additional detached garage available for additional storage as well.

For More Information, Contact:

Kyle Bernhardt

Direct: 812.455.7577

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