

AVAILABLE

Washington Campus Medical Building

4411 Washington Avenue

EVANSVILLE, IN 47714



- **Sale Price:** \$3,980,000
- **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 2015
- **Floor:** 3 Floors & Lower Level
- **Interior Walls:** Steel/Wood Studs
- **Sprinkler:** Yes
- **# of Restrooms:** Ample
- **Water/Sewer:** City
- **Current Use:** Medical Office
- **Taxes:** \$49,197.80 (2023 Pay 2024)
- **Showing:** Contact Listing Broker
- **Location:** Less than 1/2 mile to Ascension St. Vincent Medical Campus

Offering Memorandum with ProForma Available by request.

For More Information, Contact:

Will Smith, Broker

Direct: 812.480-0553

Office: 812.473.6677

willsmith@fctuckercommercial.com

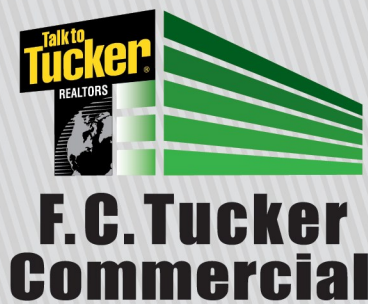


7820 Eagle Crest Blvd. Suite 200
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812-473-6677 • Fax: 812-473-6684



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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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• **Property Details:**

- 2024 Chiller, HVAC – Air Cooled, York 225 Ton
- 2024 Parking Lot Maintenance
- 2023 Building Generator – New Transfer Switch
- 2023 Boiler (2), HVAC – NTI
- 2015 New TPO Roof
- 2022 Boiler, Domestic Water – NTI

- **Gross Revenue:** 2025 \$628,251
- **Expenses:** 2023 \$305,906
- **NOI:** \$322,345

CAP 8.09%

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

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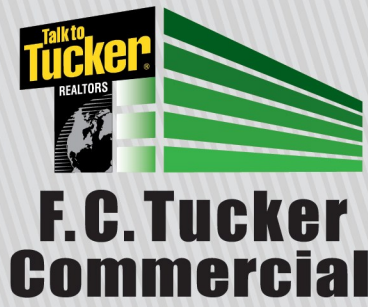


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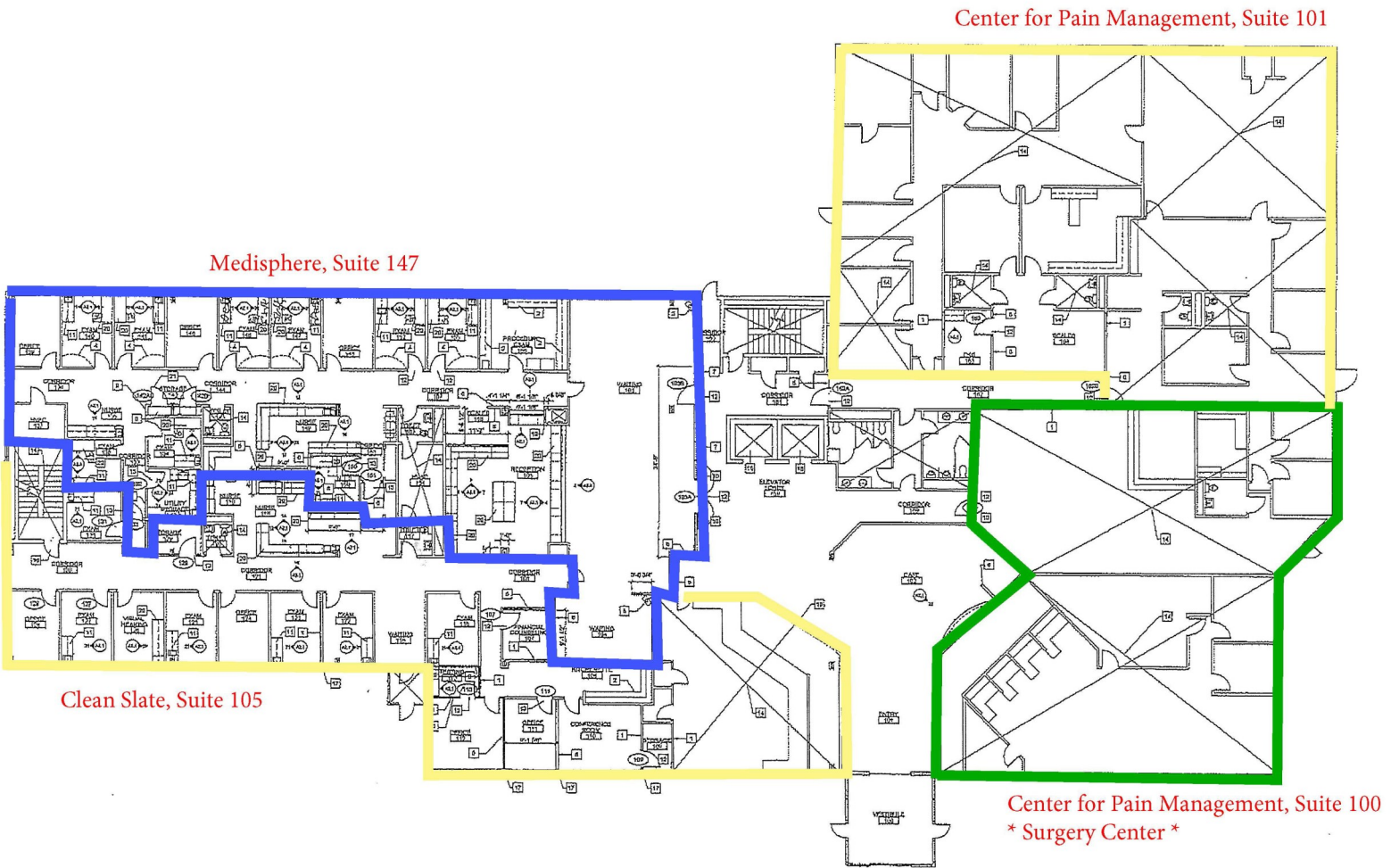


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First Floor



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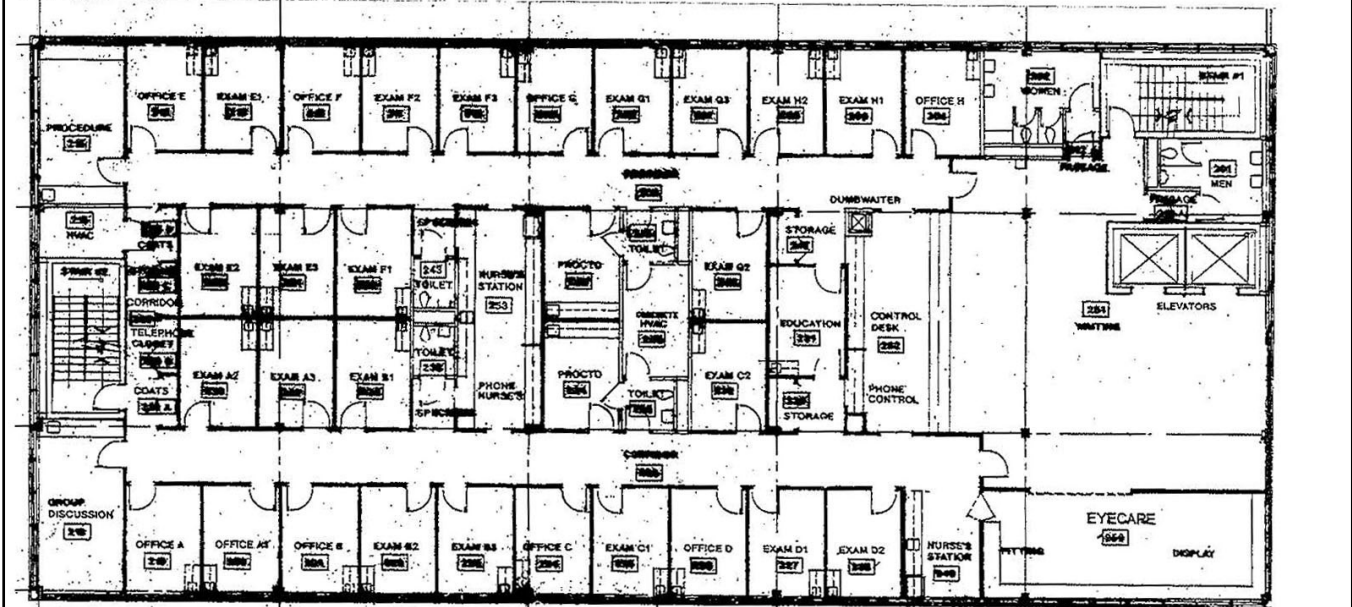


**F.C. Tucker
Commercial**

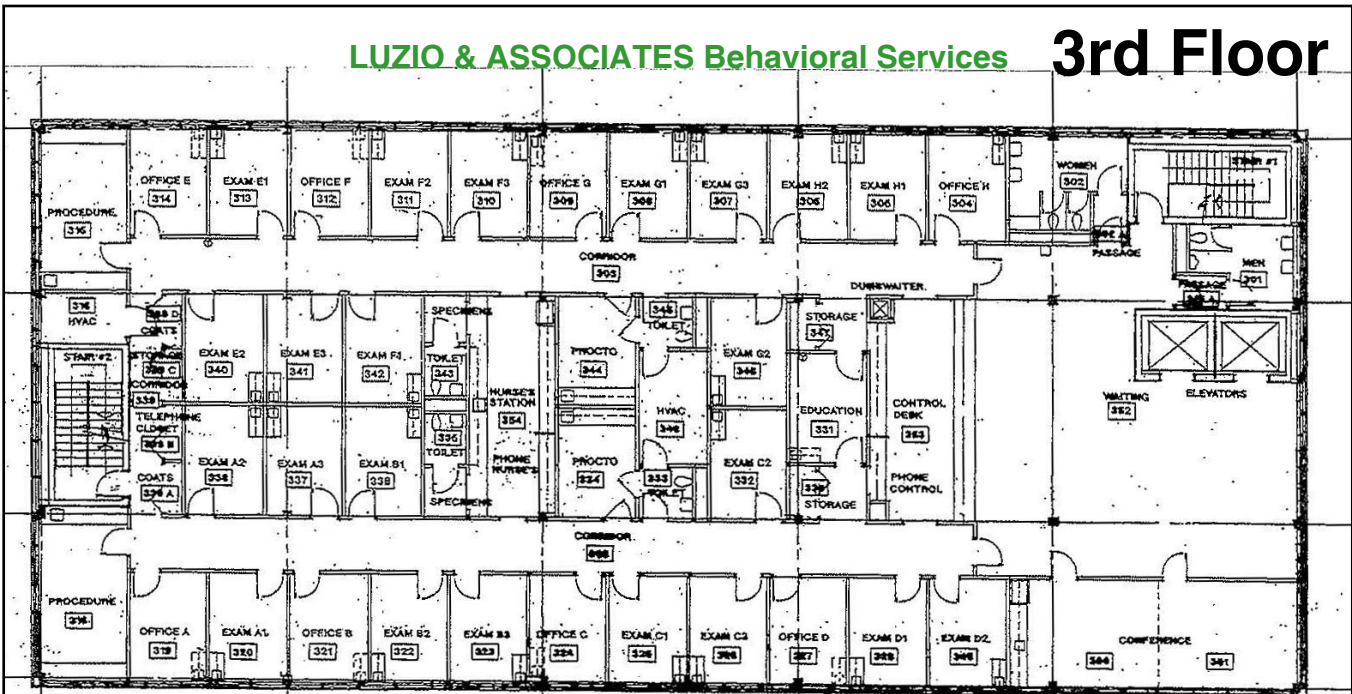
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VACANT 10,200 SF 2nd Floor



LUZIO & ASSOCIATES Behavioral Services 3rd Floor



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