

COMMERCIAL REAL ESTATE

4,680+/- SQ FT BUTLER BUILDING and PARKING LOT

2171 E MORGAN AVE and 2174 E EICHEL AVE, EVANSVILLE, IN 47711

- Fantastic Location for Retail Shop, Restaurant/Catering, Showroom, Day Care, Pet Salon, Data Storage Center, Medical/Dental or Professional Office!

- Super busy Evansville Eastside with 27,170 cars per day average daily traffic

- Wonderful Investment Opportunity

Conveniently located on the bustling East side of Evansville, IN. Super opportunity to own this 4680+/- SF building that currently is divided into 3000+/- SF office/retail space and 1680+/- SF garage in back. This well-insulated Butler building (built with steel beams to withstand earthquakes) includes 2 bathrooms, 5 front parking spaces and back parking lot (11 spaces). Multiple uses from light manufacturing or retail to office spaces or indoor skateboard park...may even be a restaurant or catering facility.

Built in 1983 as a light manufacturing and repair shop with approximately 4,680 square feet. The front +/-3000 SF area features large storefront windows, wood laminate flooring in the showroom area, a large open wrap-around area, an office with carpeting, and a half bath.

Wide steel doors lead to the back garage +/- 1680 SF area which is currently leased on a month-to-month verbal contract for storage. It is all open and features an office area, and a half bath. The property also features central heat and air.

Make your plans now on this unique opportunity to purchase a prime building on Morgan Avenue in growing Evansville, IN!

Lot Size: approximately 0.45 acre with building on 82.45 x 170.57 lot and back parking on 45 x 126 lot

Parcel #: 82-06-22-017-043.029-027 and 82-06-22-011-069.011-027

2023 Annual Taxes: \$4,180.06 and \$579.40