



**F.C. Tucker
Commercial**

AVAILABLE

**100 N First Avenue
EVANSVILLE, IN 47710**

FULLY LEASED 2 APARTMENTS, FIRST FLOOR RETAIL/OFFICE



- **Sale Price:** \$179,000
- **Total SF:** 5,767 SF
- **Lease Price:** \$1,000/Month + Utilities
- **Lease Available SF:** 2,450 SF
- **Lot Size:** 0.06 Acres
- **Year Built:** 1928
- **Zoning:** C-4
- **# of Parking Spaces:** Street
- **Ext. Construction:** Brick
- **Water/Sewer:** City
- **Current Use:** Retail
- **Taxes:** \$5,432.28 (2024 Pay 2025)
- **Showing:** Contact Listing Broker
- **Location:** Corner of Indiana St & First Ave
- **Traffic:** 13,006 (2024) AADT

Versatile retail/office building offering outstanding visibility along Evansville's busy First Avenue corridor. Ideal for owner-users or investors, the property features a flexible layout that can accommodate a wide range of business types, from boutique retail to professional services. Its prominent street presence and easy access make it well-positioned to capture consistent daily traffic.

The building includes a full basement, providing valuable storage or operational support space that enhances long-term usability. Located in an active commercial area surrounded by established businesses and amenities, this property represents a strong acquisition opportunity for those seeking a functional, well-located asset with room to adapt and grow.

Each apartment is leased for \$650/mo. First Floor Retail/Office available to lease February 1st.

For more information, contact:

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