



AVAILABLE

701 Fairway Drive
EVANSVILLE, IN 47710



OFFICE FOR SALE

- **Sale Price:** ~~\$550,000~~ \$499,000
- **Total SF:** 8,442 SF
- **Lot Size:** 1.22 Acres
- **Year Built:** 1989
- **Zoning:** C-2
- **# of Parking Spaces:** +70 spaces
- **Ext. Construction:** Brick
- **Roof:** EPDM - Approx 4 yrs old
- **# of Restrooms:** 4
- **Water/Sewer:** City
- **Current Use:** Vacant
- **Taxes:** Currently Exempt
- **Showing:** Contact Listing Broker
- **Location:** Northside

Very Nice building in North Park. This retail/office building has been used by Ivy Tech for the past 30 years as auxiliary class rooms and training areas. The building could be converted for retail use or remain training/office use. The building has been well taken care of and has a roof that is only 4 years old. Ample parking and easy access to First Avenue.

For more information, contact:

Kyle Bernhardt, Broker

Direct: 812.455.7577 • Office: 812.473.6677 • KyleBernhardt@FCTuckerCommercial.com



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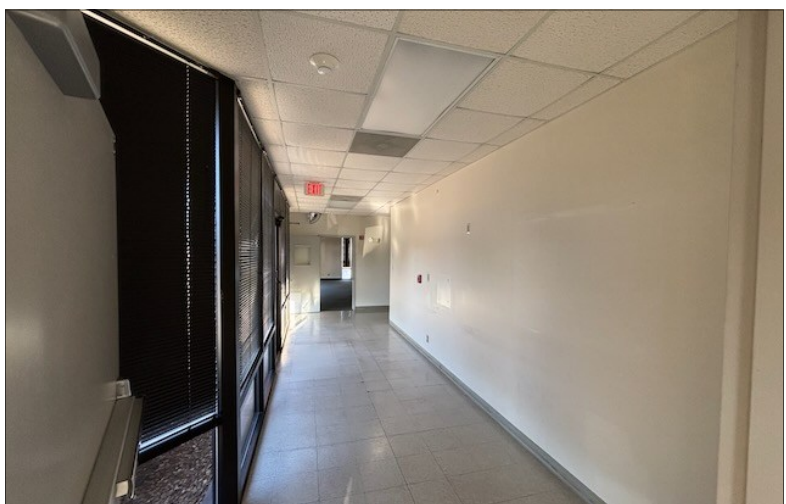
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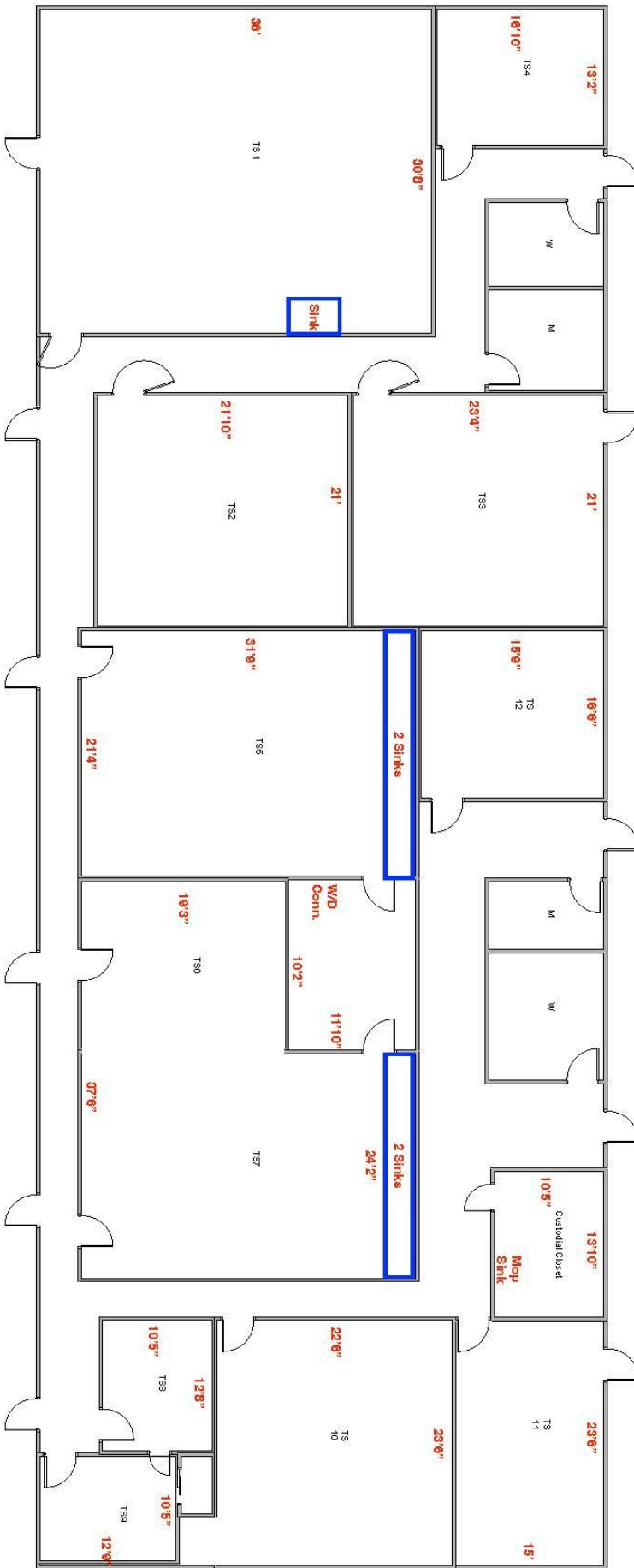


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PARKING & ENTRANCE

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