



AVAILABLE

2311 W Virginia Street
EVANSVILLE, IN 47712



- **Sale Price:** \$310,000
- **Total SF:** 1,656 SF
- **Lot Size:** 0.22 Acre
- **Year Built:** 1977
- **Zoning:** C-1

- **Water/Sewer:** City
- **Previous Use:** Lic's Deli
- **Taxes:** \$4,044.92 (2025 Pay 2026)
- **Showing:** Contact Listing Broker
- **Location:** West of First Avenue

Second generation restaurant space just north of W Franklin St on Evansville's westside. The building was formerly Lic's Deli and Ice Cream and could easily be converted to a number of restaurant uses. All of the existing tables, chairs and remaining restaurant equipment will remain. There is an existing under counter grease trap in place and a small hood. There is onsite parking as well as a large drive thru lane with existing drive thru signage still in place.

For more information, contact:

Kyle Bernhardt, Broker

Direct: 812-455-7577 • Kyle.Bernhardt@FCTuckerCommercial.com



812-473-6677 • FCTuckerCommercial.com

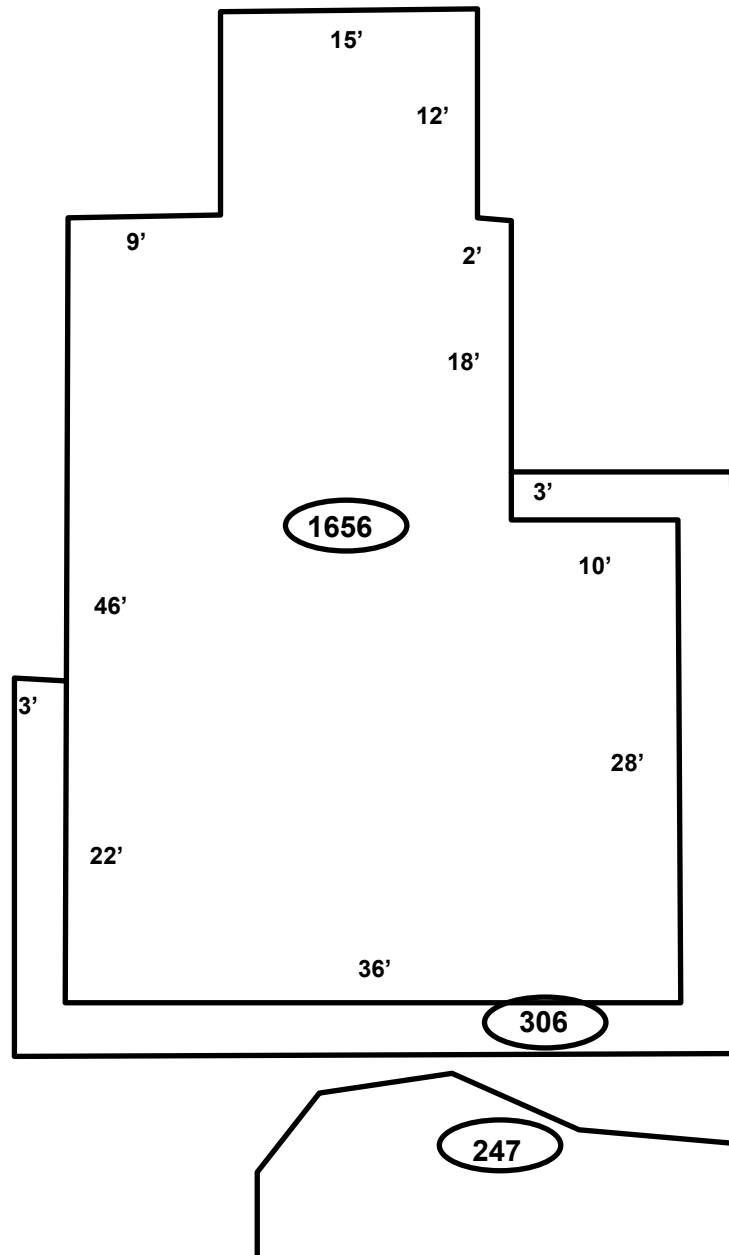
7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715





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