



**AVAILABLE**

# 2225 W Franklin Street EVANSVILLE, IN 47712



- **Sale Price:** \$1,199,000
- **Total SF:** 10,094 SF
  - 1st Floor SF: 5,074 SF
  - 2nd Floor SF: 5,074 SF
- **Lot Size:** 0.35 Acres
- **Year Built:** 1990
- **Zoning:** C-4 / R-2
- **# of Parking Spaces:** 30
- **Floor:** LVP

- **Roof:** Standing Seam Metal
- **Sprinkler:** None
- **# of Restrooms:** 2
- **Water/Sewer:** City
- **Current Use:** Vacant
- **Taxes:** \$10,686.24 (2024 Pay 2025)
- **Showing:** Contact Broker
- **Location:** Between 11th & 12th Ave

Rare opportunity to own a very nice building along W Franklin Street. The building was the long time home to Paul's Menswear until their closing in 2024 and is ready for a new business to open. The main floor is wide open retail space with 2 bathrooms, kitchen area and built in dressing rooms. The 2nd floor is also wide open space previously used for storage but could be converted into apartments or used for production. The property features a parking area behind the building with space for 30 cars plus parking along W Franklin Street.

**For more information, contact:**

**Kyle Bernhardt, Broker**

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**812-473-6677 • [FCTuckerCommercial.com](http://FCTuckerCommercial.com)**

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