



AVAILABLE

401-413 S Kentucky Avenue

EVANSVILLE, IN 47714



- **Sale Price:** \$185,000
- **Lot Size:** 0.72 Acres
- **Zoning:** C-4, CO-2, R-2
- **Water/Sewer:** City
- **Current Use:** Vacant
- **Taxes:** \$1,923.24 (2025 Pay 2026)
- **Showing:** Contact Listing Broker
- **Location:** SW Corner of Walnut St & Kentucky Ave

High traffic corner located at Walnut Street & S Kentucky Avenue. Three parcels include 2 vacant lots and main corner lot with 1,296 SF commercial building. Distance of 0.2 mile from US 41 corridor and direct access to Downtown Evansville. Many possibilities for future owner. Surrounded by mixed use businesses and rooftops.

For more information, contact:



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





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