

AVAILABLE

315 E Diamond Avenue
EVANSVILLE, IN 47711

RESTAURANT FOR LEASE



- **Lease Price:** \$3,500 / Month / NNN
- **Total SF:** 2,728 SF
- **Lot Size:** 0.35 Acre
- **Year Built:** 1969
- **Zoning:** C-4
- **# of Parking Spaces:** 32

- **# of Restrooms:** 2
- **Water/Sewer:** City
- **Current Use:** Restaurant
- **Taxes:** \$3,247.92 (Pay 2024)
- **Showing:** Contact Broker
- **Location:** Corner of N Governor & E Diamond Ave / Hwy 66

Move in Ready. Current Restaurant equipment including 2 Ventilation Hoods, Walk in Refrigerator, Walk in Cooler, and Ice Maker. Electric pole sign on Diamond Avenue. Tables, chairs and racks can remain to be used by tenant. Access from Governor and Diamond Avenue. Great exposure on high traffic thoroughfare AADT 17,240 (2023).



For More Information, Contact:

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The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.

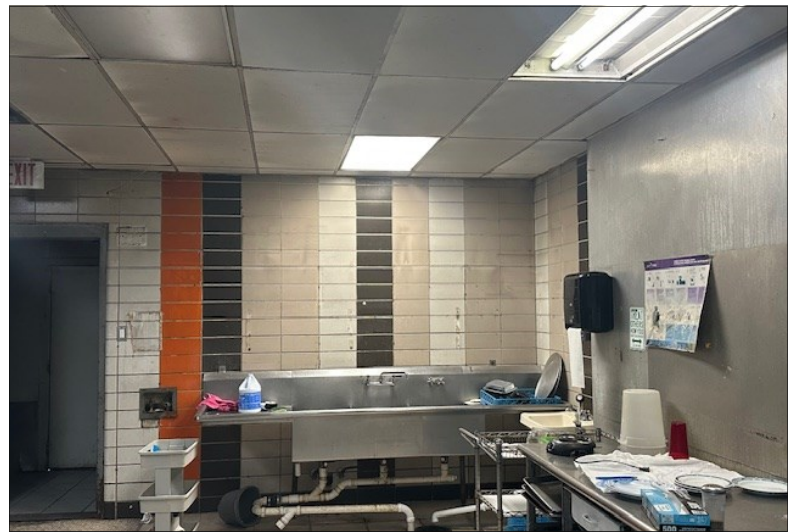


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