

# AVAILABLE

## Washington Campus Medical Building

### 4411 Washington Avenue

EVANSVILLE, IN 47714

▶ WATCH THE VIDEO



- |                        |   |                      |  |
|------------------------|---|----------------------|--|
| • Sale Price:          | \$3,750,000                               | • Ext. Construction: | Brick  |
| • Total SF:            | 52,995 SF                                 | • Roof:              | TPO 2015   |
| • Lease Price:         |   | • Floor:             | 3 Floors & Lower Level   |
| 2nd Floor              | \$11.00 / SF / NNN<br>10,200 SF Available | • Interior Walls:    | Steel/Wood Studs   |
| Lower Level            | \$6.00 / SF / NNN<br>4,500 SF Available   | • Sprinkler:         | Yes  |
| • Lot Size:            | 3.78 Acres                                | • # of Restrooms:    | Ample  |
| • Year Built:          | 1974                                      | • Water/Sewer:       | City   |
| • Zoning:              | C-2                                       | • Current Use:       | Medical Office   |
| • Elevators:           | 2   | • Taxes:             | \$52,039.04 (2024 pay 2025)                                      |
| • Drive-in Doors:      | 1 - Lower Level                           | • Showing:           | Contact Listing Broker   |
| • # of Parking Spaces: | Ample                                     | • Location:          | Less than 1/2 mile to<br>Ascension St. Vincent<br>Medical Campus |

Offering Memorandum with ProForma Available by request.

### For More Information, Contact:

**Will Smith, Broker**

Direct: 812.480-0553

Office: 812.473.6677

willsmith@fctuckercommercial.com



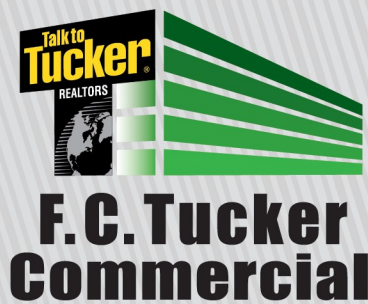
7820 Eagle Crest Blvd. Suite 200  
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812-473-6677 • Fax: 812-473-6684



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- Property Details:

2024	Chiller, HVAC – Air Cooled, York 225 Ton
2024	Parking Lot Maintenance
2023	Building Generator – New Transfer Switch
2023	Boiler (2), HVAC – NTI
2015	New TPO Roof
2022	Boiler, Domestic Water – NTI

Gross Revenue:	2025	\$543,281
Expenses:	2024	\$200,434
NOI:		\$347,847

**CAP 9.27%**

- Value Add: 2nd Floor - 10,200 SF Vacancy

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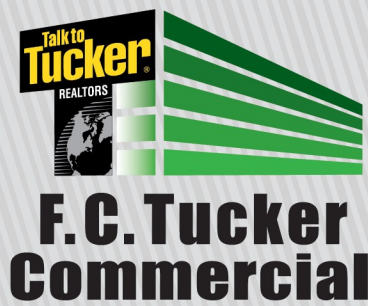
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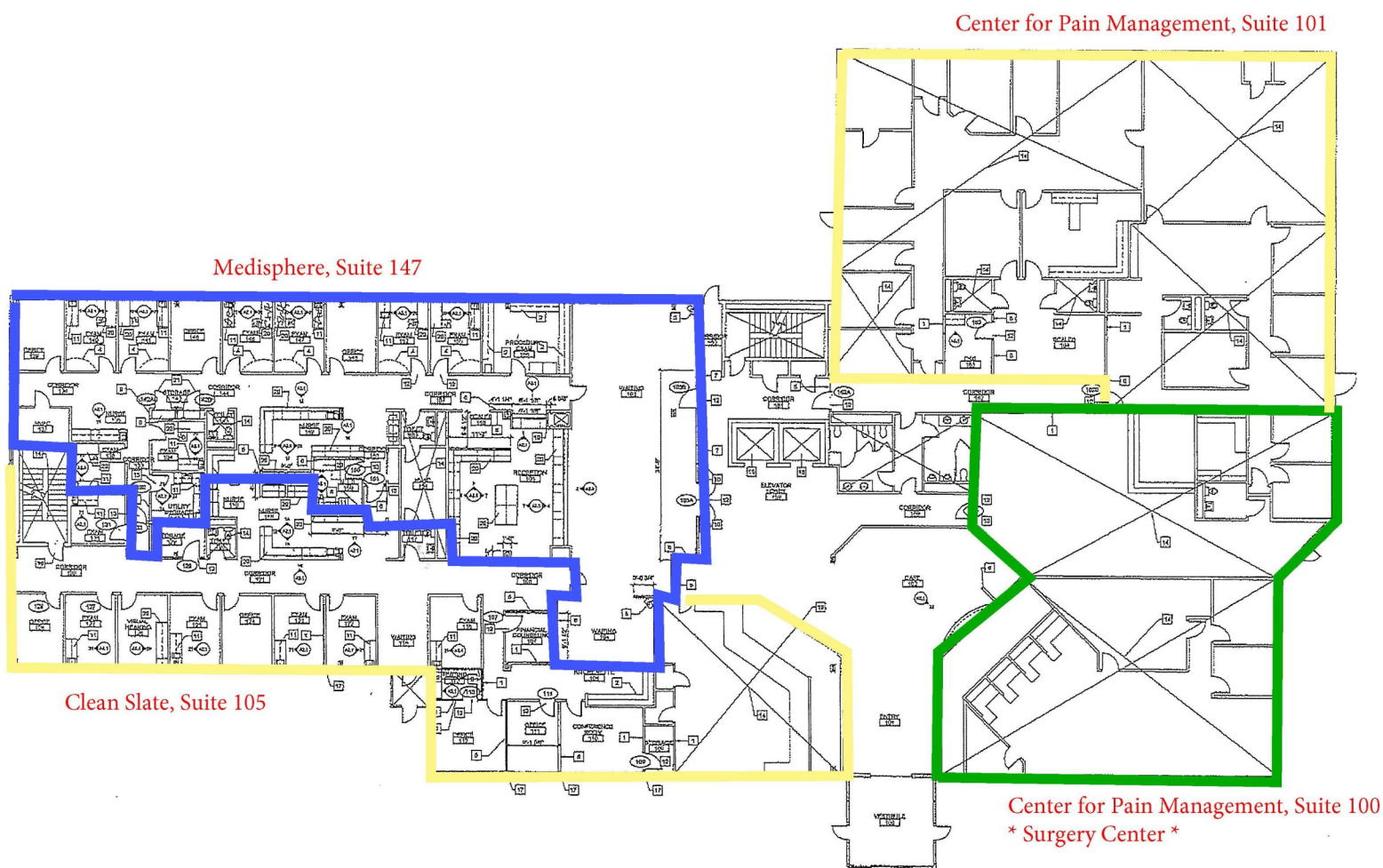




**F.C. Tucker  
Commercial**

**AVAILABLE**  
**Washington Campus Medical Building**  
**4411 Washington Avenue**  
*EVANSVILLE, IN 47714*

**First Floor**



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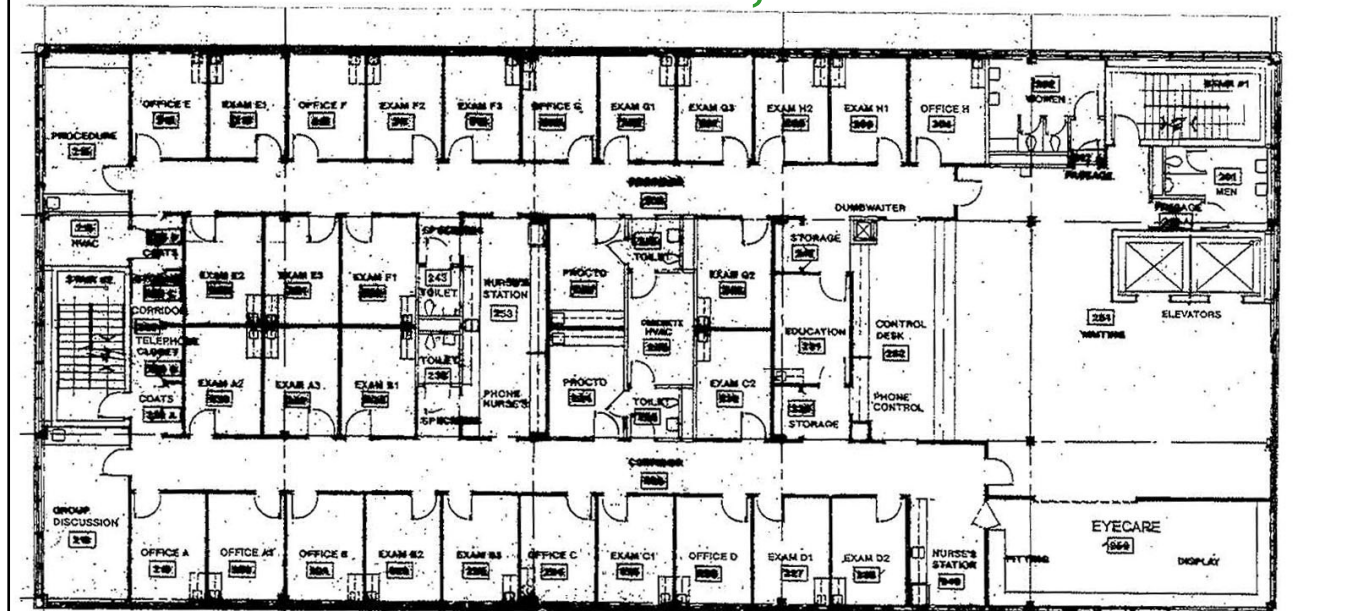
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**VACANT 10,200 SF 2nd Floor**



**LUZIO & ASSOCIATES Behavioral Services 3rd Floor**

