



**F.C. Tucker
Commercial**

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	• Interior Walls:	Steel/Wood Studs
	10,200 SF Available	• Sprinkler:	Yes
Lower Level	\$6.00 / SF / NNN	• # of Restrooms:	Ample
	4,500 SF Available	• Water/Sewer:	City
• Lot Size:	3.78 Acres	• Current Use:	Medical Office
• Year Built:	1974	• Taxes:	\$52,039.04 (2024 pay 2025)
• Zoning:	C-2	• Showing:	Contact Listing Broker
• Elevators:	2	• Location:	Less than 1/2 mile to Ascension St. Vincent Medical Campus
• Drive-in Doors:	1 - Lower Level		
• # of Parking Spaces:	Ample		

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

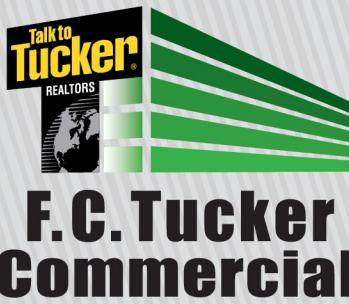
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812-473-6677 • Fax: 812-473-6684



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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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- 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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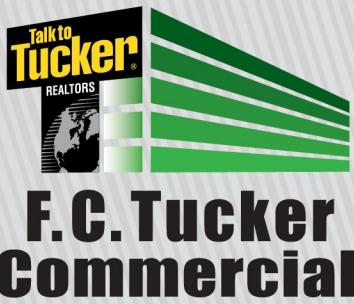
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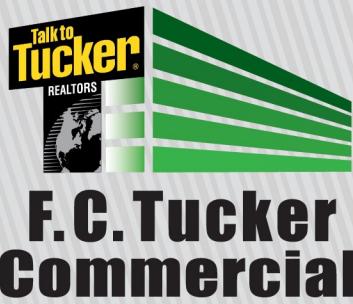
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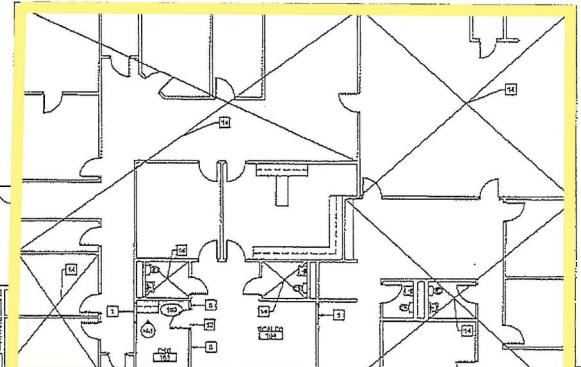




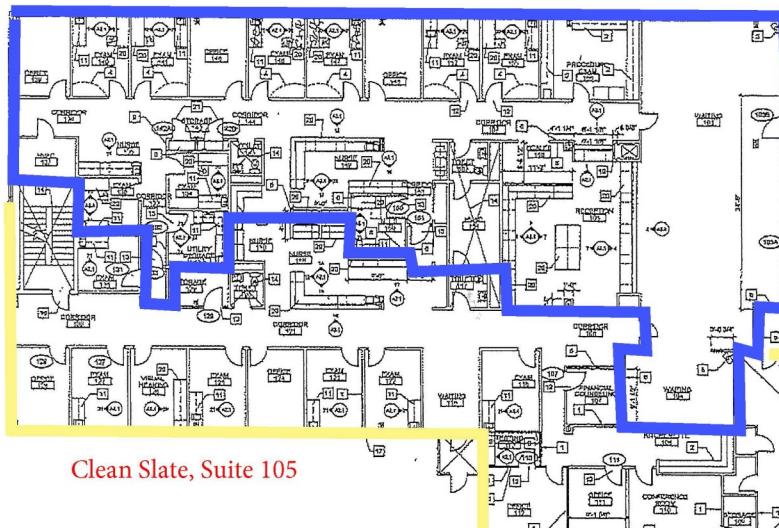
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First Floor

Center for Pain Management, Suite 101



Medisphere, Suite 147



Clean Slate, Suite 105

Center for Pain Management, Suite 100
* Surgery Center *

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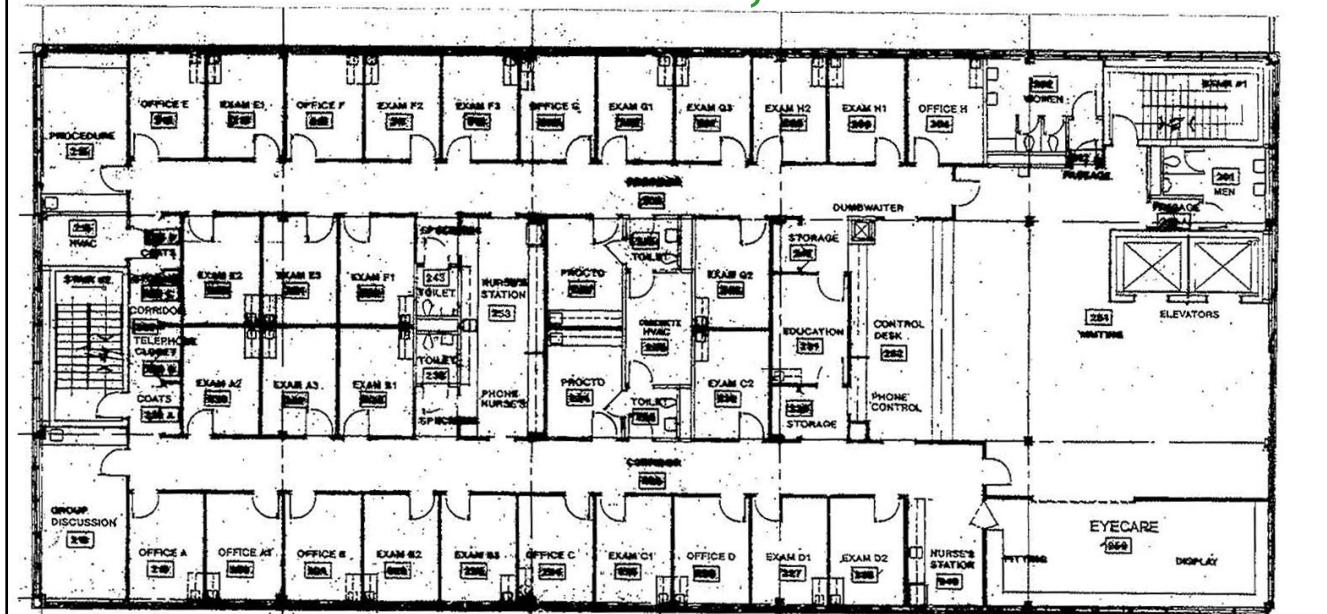
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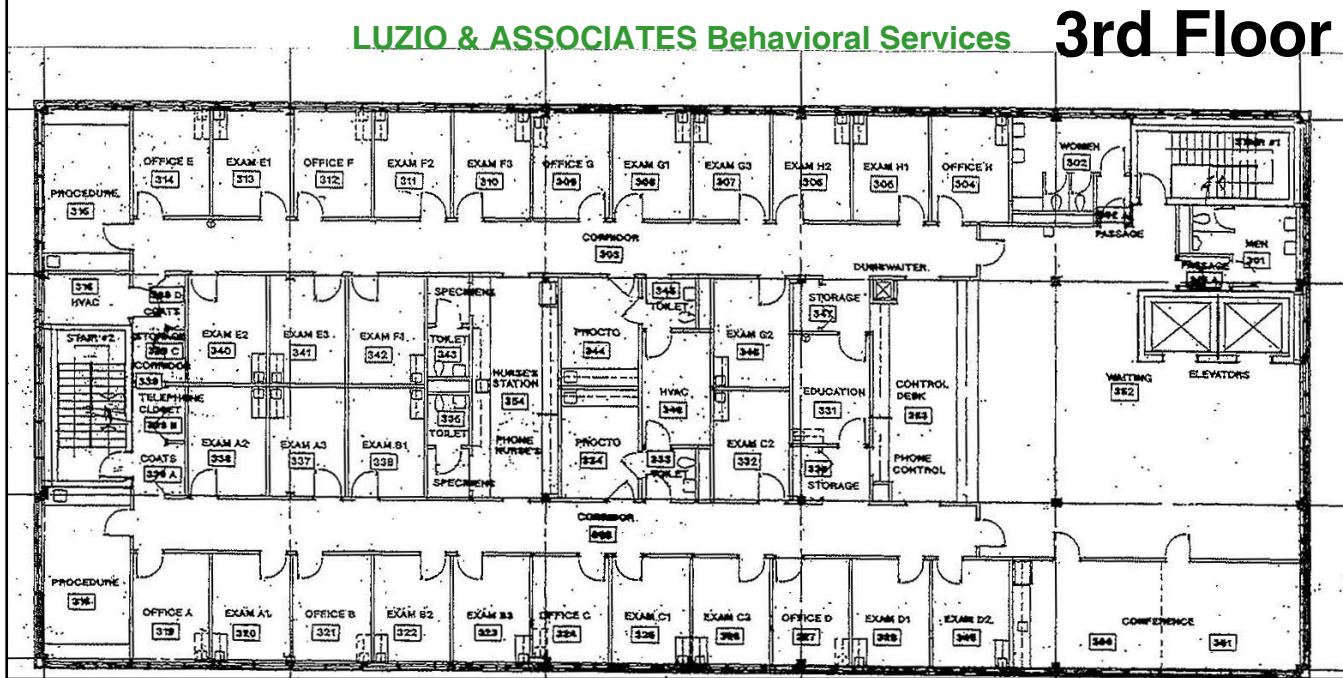
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VACANT 10,200 SF 2nd Floor



Luzio & Associates Behavioral Services

3rd Floor



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