

# FOR SALE

105 N NINTH AVE, EVANSVILLE, IN 47712



Matt Heseman - Associate Broker

**PRICE:** \$354,900

**SIZE:** 21,477 SF

**TYPE:** MIXED INDUSTRIAL


## PROPERTY OVERVIEW:

**THIS PROPERTY IS LOCATED ON EVANSVILLE'S WESTSIDE JUST ONE BLOCK SOUTH OF W. FRANKLIN ST, ONE OF EVANSVILLE'S BUSTLING ENTERTAINMENT & DEVELOPMENT AREAS! THIS PROPERTY IS LOOKING FOR AN OWNER THAT NEEDS A MIX OF WAREHOUSE, SHOWROOM, AND OFFICE SPACE. THE WAREHOUSE COULD BE DIVIDED INTO MULTIPLE UNITS FOR ADDITIONAL RENTAL INCOME, IF NOT ALL WAREHOUSE SPACE IS NEEDED.**

# ONLY \$16.53/SF!



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