



AVAILABLE

309 N Main Street MOUNT VERNON, IN 47620



FOR SALE OR LEASE

- **Sale Price:** \$180,000
- **Lease Price:** \$1,000 / Month / MGross
- **Total SF:** 11,076 SF
- **Finished Ofc SF:** 3,692 SF
- **Located on 1st Floor**
- **Lot Size:** 0.06 Acre
- **Year Built:** 1890
- **Zoning:** CBD
- **Ceiling Height:** 14'
- **# of Parking Spaces:** Street
- **# of Restrooms:** 2
- **Water/Sewer:** City
- **Current Use:** Office
- **Taxes:** \$4,452 (2024 Pay 2025)
- **Showing:** Contact Listing Broker
- **Location:** 3 blocks N Water Street

Downtown Mt Vernon office. The main floor is a full office suite featuring 5-6 offices, conference room, kitchenette, 2 restrooms and a front lobby area. The 2nd floor is unfinished space and could be a redevelopment option for apartments or additional office space. The building has a full unfinished basement with some storage racking.

For more information, contact:

Kyle Bernhardt, Broker

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812-473-6677 • FCTuckerCommercial.com

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





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