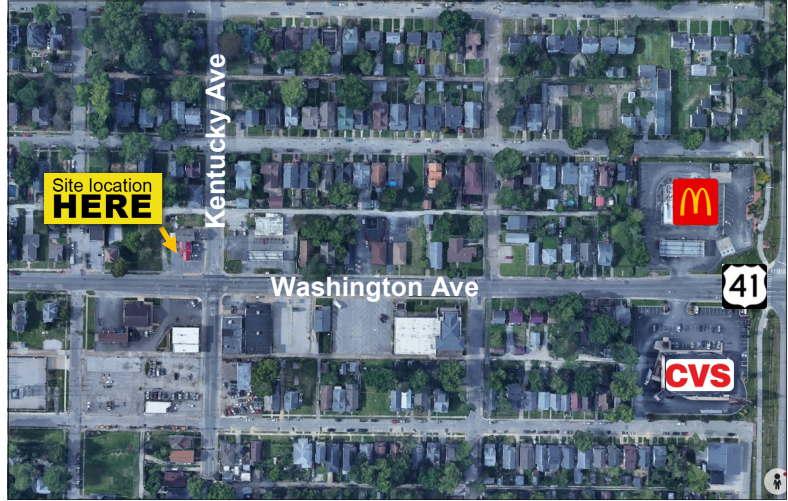




AVAILABLE

966 Washington Avenue EVANSVILLE, IN 47713



FOR SALE OR LEASE

- | | | | |
|----------------|----------------------------|---------------|-----------------------------------|
| • Sale Price: | \$195,000 | • Year Built: | 1949 |
| • Lease Price: | \$2,000/Month + NNN | • Zoning: | C-4 |
| • Est NNN: | \$245/Month | • Renovated: | 2021 |
| • Taxes: | \$2,320.38 (2025 Pay 2026) | • Showing: | Contact Listing Broker |
| • Total SF: | 939 SF | • Traffic: | 12,146 AADT |
| • Lot Size: | 0.13 Acre | • Location: | Corner Lot
0.25 mile to Hwy 41 |

SELLER FINANCING AVAILABLE

SELLER FINANCING AVAILABLE. Renovation in 2021 includes all replacement roof, plumbing, electrical, HVAC, and alarm system. Equipment includes like new refrigeration and freezer units, prep table with cooling element, dough roller, and mop and hand sinks. Also includes dough mixer.

For more information, contact:

Will Smith, Broker

Direct: 812-480-0553 • WillSmith@FCTuckerCommercial.com



812-473-6677 • FCTuckerCommercial.com

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





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EVANSVILLE, IN 47713



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