



AVAILABLE

2920 Mount Vernon Avenue

EVANSVILLE, IN 47712
Real Estate Only
Net Leased Investment



- | | | | |
|------------------------|------------|-----------------------|----------------------------|
| • Sale Price: | \$515,000 | • Interior Walls: | Drywall |
| • CAP Rate: | 9% | • # of Restrooms: | 5 Restrooms |
| • Total SF: | 5,183 SF | • Water/Sewer: | Yes |
| • Lot Size: | 1.09 Acres | • Current Use: | River City Pet Camp |
| • Year Built: | 1950 | • Avg. Annual Income: | \$53,021.00 |
| • Zoning: | C-4 | • Taxes: | \$5,495.17 (2025 Pay 2026) |
| • # of Parking Spaces: | 30 spaces | • Insurance: | \$1,205.00 |
| • Ext. Construction: | EIFS | • Net: | \$46,321.00 |

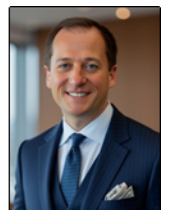
Currently set up as one of the few dog boarding/dog grooming facilities in Evansville. Over 50 kennels in place. Tenant is River City Pet Camp. They have been there 3.5 years and just signed a new five-year lease. New roof and EIFS Façade in last 3 years.

Owner holds an Indiana Real Estate License

For more information, contact:

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