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**Welcome to Historic Newburgh, the Best Little Town on a Dam Site. Known as Newburgh since 1841, today the town boasts a vibrant economic district of restaurants, shopping, offices and historic homes.**

**Public spaces like the Allen Family Amphitheater and Rivertown Trail encourage community engagement and make the most of the scenic location. Live, work and play in downtown Newburgh.**



**Kristin Dannheiser, Broker**

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**812-473-6677 • FCTuckerCommercial.com**

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

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.



**PROPERTY DETAILS**

<b>Sale Price</b>	<b>\$2,200,000</b>
<b>Building SF</b>	9,075 SF
1st Floor Retail	3,136 SF - 2 Suites
2nd Floor Office	3,347 SF - Including 400 SF Common Area
3rd Floor Currently used as a Residence for Owner	2,592 SF - Plus Rooftop Patio Beautiful, High End, New Construction Residence for Owners 3 Bedrooms; 3.5 Bathrooms; Home Office or 4th Bedroom 5th Room as Bunk Room or Storage, etc 6th Bedroom Downstairs Full Basement for Storage or Storm Shelter Open Floor plan with 2 Butler Pantries and High End Appliances Rooftop Patio with River Views and Gas, Electric, and Water
<b>Improvements 2021 - 2024</b>	All New HVAC - 5 Units Total  <u>1st Floor Retail</u> New HVAC, and Electrical Service  <u>2nd Floor Office</u> New HVAC, and Electrical Service Updated Walls, Ceilings and Floors  <u>3rd Floor Residence</u> Complete Gutted and Expanded - Remodel New HVAC, and Electrical Service, High End Grain Match Cabinetry, Appliances, Fixtures, Solid White Oak Doors, Custom Flooring and Lighting, etc.  <u>Exterior Total Building</u> New Roof, Siding (30 yr life), Porches, Gutters



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<b>Lease</b>	
1st Floor Retail	2 Tenants
2nd Floor Office	5 Tenants
3rd Floor	Currently - Owner Occupied
<b>Actual Income</b>	
1st Floor Retail	\$54,744.00
2nd Floor Office	\$36,120.00
<b>Total</b>	<b>\$90,864.00</b>
<b>Potential Income</b>	
3rd Floor	Options for Air BnB-type <b>Short Term Rental or Owner Residence or Business Owner Suite</b> \$54,000.00 per year, based on Downtown Newburgh rentals  Sellers/Residents open to discussing Leaseback Option for limited time.  Easily transformed to Luxury Office Suite 6 Offices, plus Conference Room, and possibly Bullpen area with Kitchen and Rooftop Event/Meeting Space.
<b>Expenses</b>	
<b>Entire Building</b>	<b>\$27,830.51</b>
Taxes	\$12,780.40 (2025 Pay 2026)
Gas, Electric, Water, Sewer & Trash	\$8,192.11
Insurance	\$6,858.00



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# EXTERIOR PHOTOS

106 State Street, Newburgh, IN 47630 | Offering Memorandum



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