



AVAILABLE

820 N First Avenue EVANSVILLE, IN 47710



FOR SALE OR LEASE

- **Sale Price:** \$175,000
- **Lease Price:** \$1,500/Month
- **Total SF:** 2,640 SF
- **Lot Size:** 0.80 Acres
- **Year Built:** 1914
- **Zoning:** C-2
- **Parking:** 10 Spaces, Surface Lot
- **Water/Sewer:** City
- **Current Use:** Office
- **Taxes:** \$3,268.92 (2025 Pay 2026)
- **Showing:** Contact Listing Broker
- **Location:** 13,766 AADT

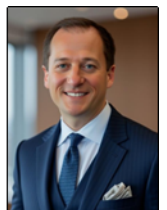
This two story office space is close to downtown Evansville, with high visibility in a heavy traffic area. Ideal space for law firm, accounting firm, financial services or other professional business.

Owner holds an Indiana Real Estate License.

For more information, contact:

Aaron Kendall, CCIM

Direct: 812-480-8100 • AaronKendall@FCTuckerCommercial.com



812-473-6677 • FCTuckerCommercial.com

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





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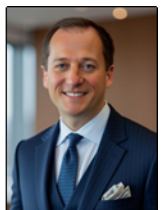


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