



**AVAILABLE**

**4411 Washington Avenue**  
EVANSVILLE, IN 47714

## Washington Campus Medical Building



- **Sale Price:** \$3,750,000
- **Total SF:** 52,995 SF
- **Lease Price:**
  - 2nd Floor** \$11.00 / SF / NNN  
10,200 SF Available
  - Lower Level** \$6.00 / SF / NNN  
4,500 SF Available
- **Lot Size:** 3.78 Acres
- **Year Built:** 1974
- **Zoning:** C-2
- **Elevators:** 2
- **Drive-in Doors:** 1 - Lower Level
- **# of Parking Spaces:** Ample
- **Ext. Construction:** Brick
- **Roof:** TPO 2015
- **Floor:** 3 Floors & Lower Level
- **Interior Walls:** Steel/Wood Studs
- **Sprinkler:** Yes
- **# of Restrooms:** Ample
- **Water/Sewer:** City
- **Current Use:** Medical Office
- **Taxes:** \$58,302.88 (2025 Pay 2026)
- **Showing:** Contact Listing Broker
- **Location:** Less than 1/2 mile to Ascension St. Vincent Medical Campus

Offering Memorandum with Pro Forma Available by Request.

For more information, contact:

**Will Smith, Broker**

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



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

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• **Property Details:**

- 2024 Chiller, HVAC – Air Cooled, York 225 Ton
- 2024 Parking Lot Maintenance
- 2023 Building Generator – New Transfer Switch
- 2023 Boiler (2), HVAC – NTI
- 2015 New TPO Roof
- 2022 Boiler, Domestic Water – NTI

- **Gross Revenue:** 2025 \$543,281
- **Expenses:** 2024 \$200,434
- **NOI:** \$347,847

**CAP 9.27%**

- **Value Add:** 2nd Floor - 10,200 SF Vacancy

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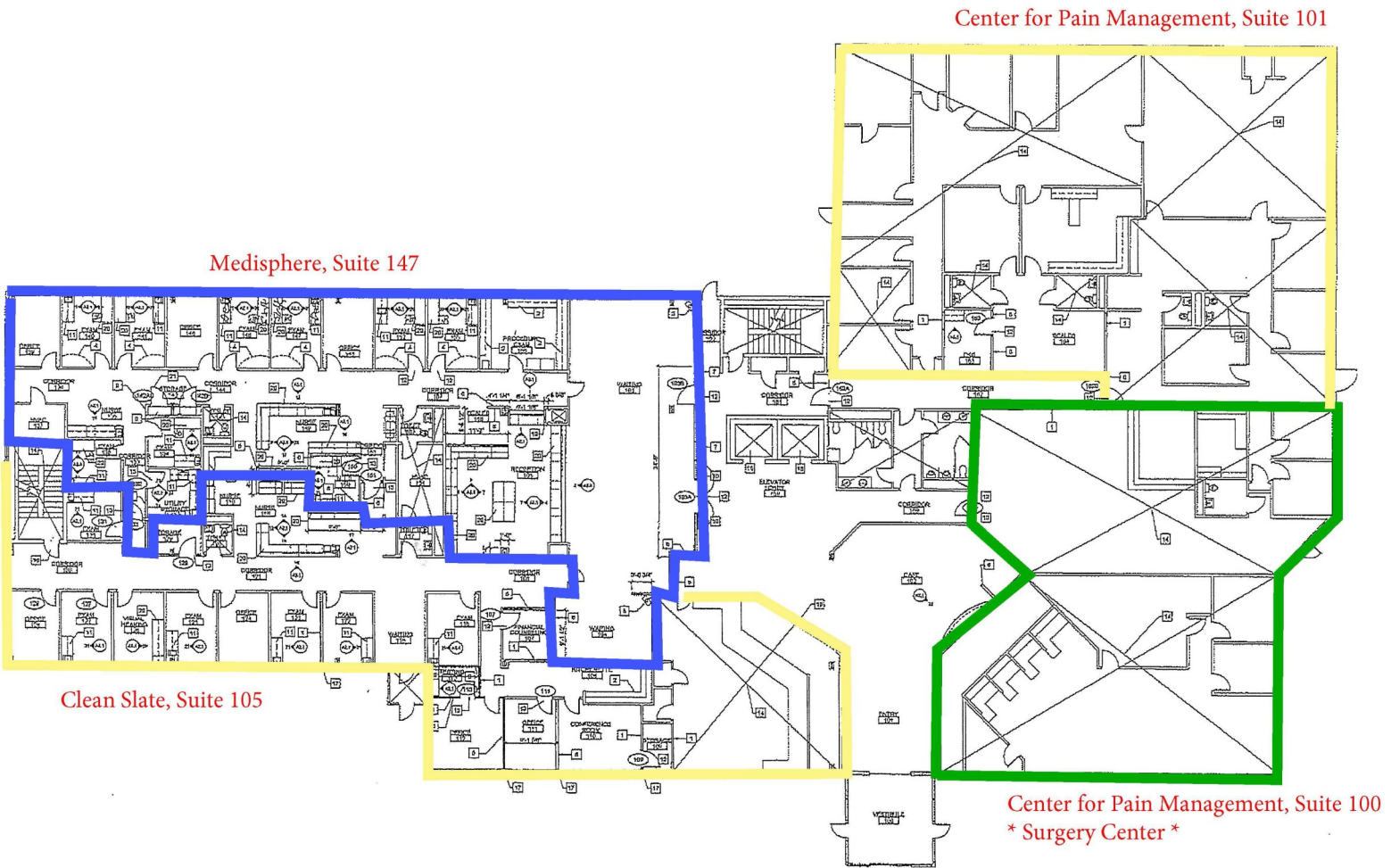




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# First Floor



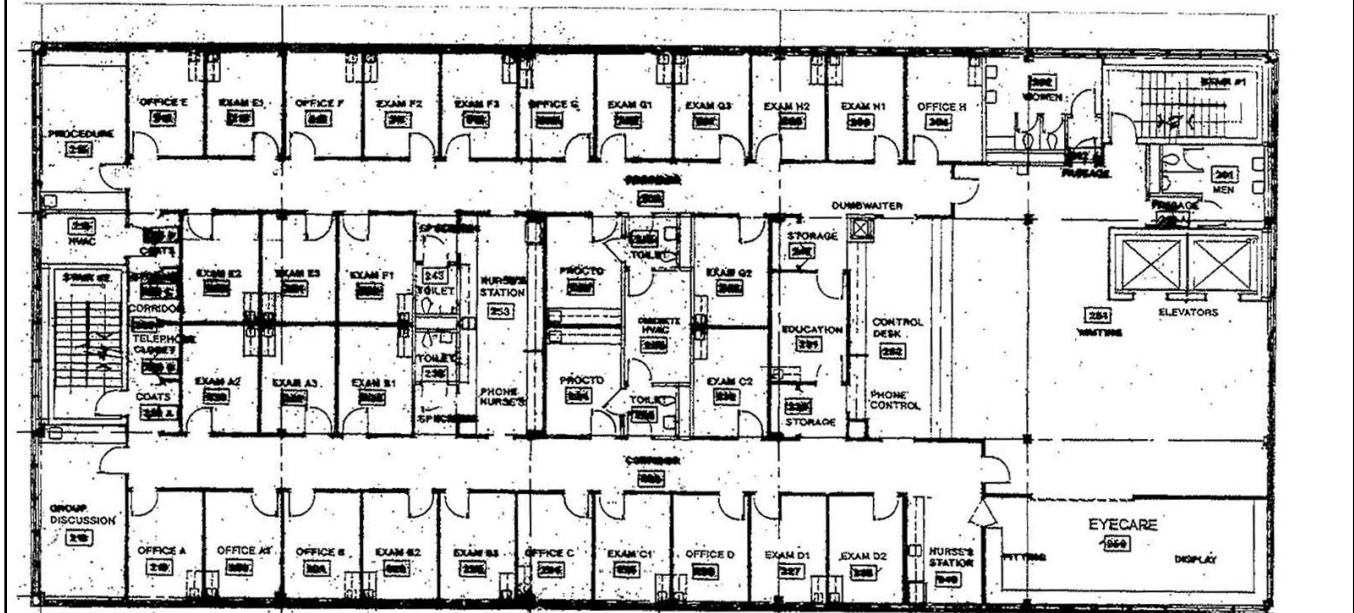
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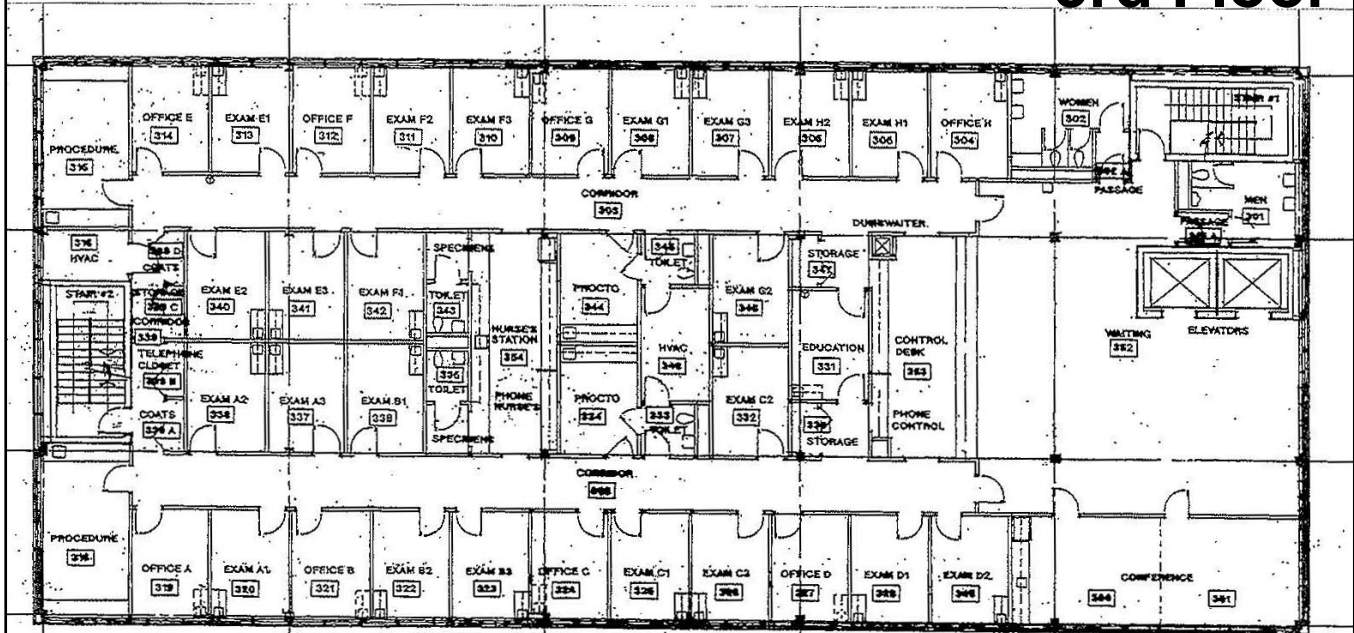
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## VACANT 10,200 SF 2nd Floor



## LUZIO & ASSOCIATES

## 3rd Floor



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