

Office For Sale



Woodward Commercial Realty, Inc.

4763 Rosebud Lane Newburgh, IN 47630 | 812-474-1900

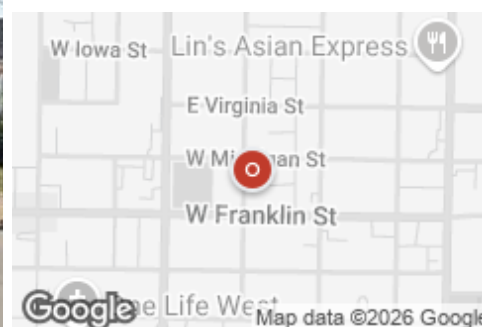
Office/Retail W. Franklin w/lot

1035 W Franklin St, Evansville, IN, 47712

Office: Mixed Use For Sale

Prepared on August 12, 2026

1 of 1 Listings



Listing Details | Office For Sale

Secondary Uses	Retail, Multi-Family
Total Available Space	7,978 SF
Asking Price	\$340,000
Listing Price Per SF	\$42.62
Cap Rate (Actual)	3.31%
NOI	\$11,270
Total Income	\$17,016
Total Expenses	\$5,746
Investment	Yes
Show Instructions	Call broker

Gross Sched. Rents	\$17,016
Real Estate Taxes	\$5,746
Vacant	No
Available Date	Now
Days On Market	743 days
Date Listed	7/30/2024
Last Modified	8/12/2026
Listing ID	40832050
Parking Spaces	-

Description

Historic charm. Prominent location. Flexible commercial potential. One exceptional opportunity on West Franklin Street.

Located along the historic and increasingly revitalized West Franklin St. corridor, this recently remodeled Retail/Office property offers a combination of historic charm, functional space and redevelopment potential. The 2-story building occupies a prominent location at the corner of West Franklin and Fourth Street in Evansville's Lamasco area. Existing configurations provide opportunities for multiple suites or an owner-user with additional tenant or income-producing space. The sale includes adjacent lot (.10 acres) which could be used for 10 parking spaces. Currently the property has 2 tenants with photography studio (suite 102) and a tattoo studio (suite 201).

-2013 - New Roof

-2019 - Suite 101 fully renovated

-2021 - Suite 102 fully renovated

-2022 - Suite 201 HVAC replaced

Property Features

Location Details

Address	1035 W Franklin St, Evansville, IN, 47...	In Opportunity Zone	Yes
Zoning	C-4	Name	1035 W Franklin St
County	Vanderburgh	Nearest MSA	Evansville
Parcels	11-600-29-072-017		

Building Details

Sub Type	Mixed Use	Occupancy Type	Multi-tenant
Building Status	Existing	Parking Spaces	-
Building Size	7,978 SF	Parking Ratio	-
Land Size	0.11 Acres / 4,792 SF	In Opportunity Zone	Yes
Number of Buildings	1	Water	Yes
Number of Floors	2	Sanitary Sewer	Yes
Year Built	1909	Rail Service	No
Primary Constr. Type	Masonry		

Property Listings

3 Listings | 2,035 - 7,978 SF | Negotiable

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Office	100	2,375 SF	\$12.00 Annual/SF Modified Gross	Now
For Lease	No	Mixed Use, Mixed Use	202	2,035 SF	\$5.00 Annual/SF Modified Gross	5/21/2019
For Sale	-	Office	-	7,978 SF	\$340,000	Now

Additional Photos





Contact



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