



**AVAILABLE**

# 1701 N First Avenue EVANSVILLE, IN 47710



- Sale Price: ~~\$675,000~~ \$650,000
- Total SF: 18,710 SF +/-
- Warehouse SF: 13,843 SF +/-
- Office SF (1<sup>st</sup>&2<sup>nd</sup> Flrs): 4,867 SF +/-
- Lot Size: 0.75 Acre
- Year Built: 1944
- Zoning: M-3
- Ceiling Height: 12' - 16'
- Drive-in Doors: 2 -Roll Up Drive-in Doors
- # of Parking Spaces: 30 + spaces
- Ext. Construction: Block & Brick
- Roof: Membrane Roof
- Sprinkler: None
- # of Restrooms: 2
- Water/Sewer: City
- Use: Frmr Red Brush Outdoor
- Taxes: \$7,639.58 (2025 Pay 2026)
- Showing: Contact Listing Broker
- Location: 0.5 mile South of Diamond Ave

Large retail/warehouse building in the center of Evansville. This building offers a small retail area, offices on the 1st and 2nd level, break room, multiple restrooms and a large warehouse space for inventory or work space. The property is zoned heavy industrial allowing for numerous types of uses and also features a fenced and gated yard space.

**For more information, contact:**

**Kyle Bernhardt, Broker**

**Direct:** 812-455-7577 • [Kyle.Bernhardt@FCTuckerCommercial.com](mailto:Kyle.Bernhardt@FCTuckerCommercial.com)



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

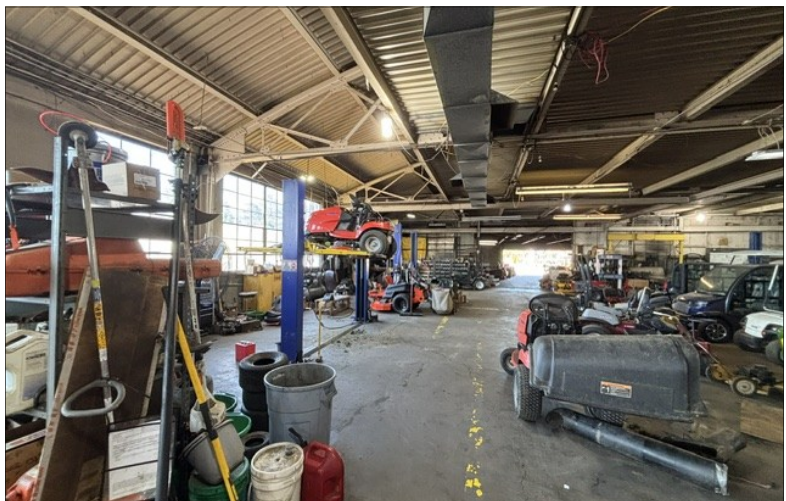
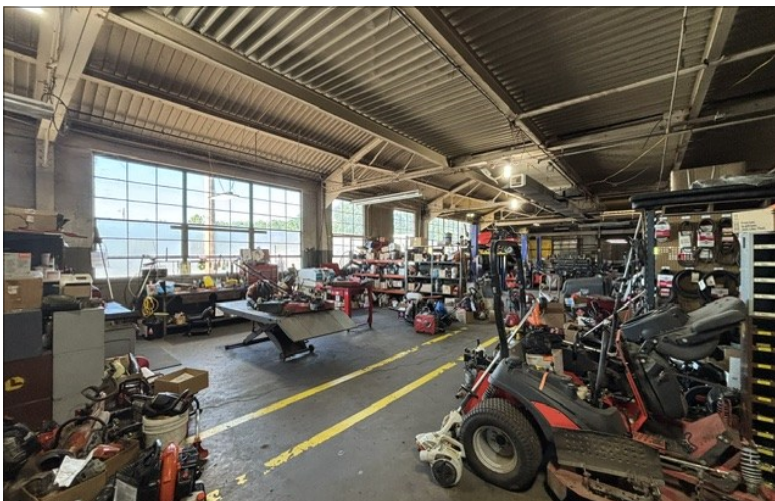
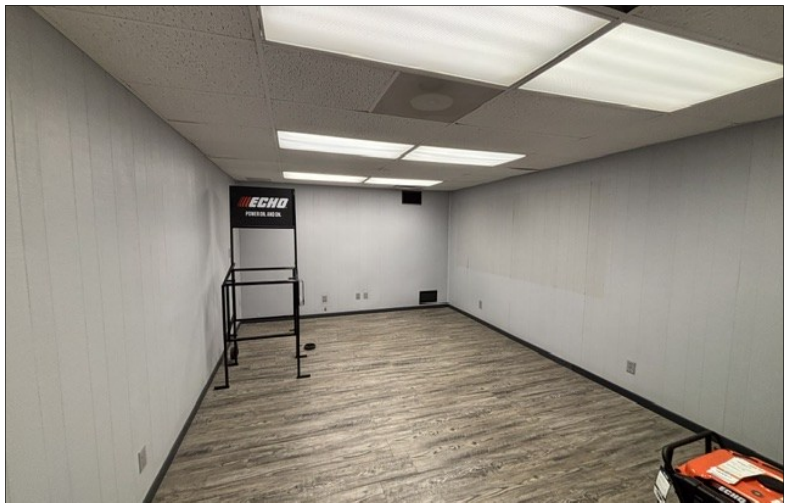
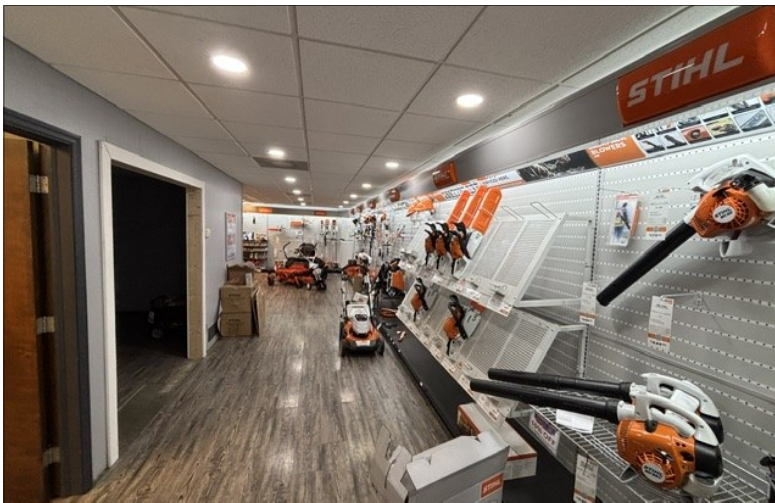
7820 EAGLE CREST BLVD., SUITE 200 • EVANSVILLE, IN 47715





**AVAILABLE**

**1701 N First Avenue**  
**EVANSVILLE, IN 47710**



**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.



**AVAILABLE**

**1701 N First Avenue**  
**EVANSVILLE, IN 47710**



**For more information, contact:**

**Kyle Bernhardt, Broker**

**Direct:** 812-455-7577 • [Kyle.Bernhardt@FCTuckerCommercial.com](mailto:Kyle.Bernhardt@FCTuckerCommercial.com)



**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.