Office/Warehouse - #2347

216 NW 8th St., Evansville, IN 47708

Listing ID:	30577477
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Free-Standing Building
Sale Price:	$135,000
Unit Price:	$33.78 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Evansville
County:	Vanderburgh
Loading:	3 Doors
Tax ID/APN:	82-06-30-020-047.010-029
Zoning:	C-4
Property Use Type:	Vacant/Owner-User
Building/Unit Size (RSF):	3,997 SF
Property Visibility:	Excellent
Tenancy:	Single Tenant
Year Built:	1955
Parking Type:	Surface

Overview/Comments

Great office/warehouse property located in growing downtown Evansville. Building was completely renovated in 2015 by current owner, who has sold his business and no longer needs the property. Perfect opportunity for a new owner to grow their business. Property has 1600 sf of office and just under 2400 sf of warehouse with 3 overhead doors. Warehouse is heated, office has new heating and air, updated plumbing, new lay in ceiling with new insulation and new lighting. This property is priced to sell and is being offered as is, since the current owner has addressed all needed updates. Building will need a new roof in the next 5 years and price reflects this.

Contact listing agent to show.

More Information Online
https://woodwardrealty.catylist.com//listing/30577477

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Property Contacts

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