

4th Street, 111 NW / #3880

111 NW 4th Street, Evansville, IN 47708



Listing ID:	30355098
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Free-Standing Building, Mixed Use
Contiguous Space:	3,800 - 8,000 SF
Total Available:	8,000 SF
Lease Rate:	\$11 PSF (Annual)
Base Monthly Rent:	\$3,483 - 7,333
Lease Type:	Modified Gross
Nearest MSA:	Evansville
County:	Vanderburgh
Tax ID/APN:	82-06-30-020-026.005-029
Zoning:	C3
Building/Unit Size (RSF):	19,900 SF
Property Visibility:	Excellent
Tenancy:	Multiple Tenants
Construction/Siding:	Stone



Overview/Comments

The Historic Landmark Building is now offering leasing options for 3,800-8,000 SF at \$11/SF. All other expenses including water, gas, electric and real estate taxes will be included in the rent payment., - 8,000 +/- SF 1st Floor Finished Area – The SMILE Organization occupies ¼ of the 1st floor and are on a month - month lease. 1st floor has stage area and was also once home to a coffee shop. , - 3,800 +/- SF 2nd Floor Finished Office space is READY for a new tenant, , - 8,000 SF basement is primarily finished and has great storage, offices and a radio station with a recording booth , , The LANDMARK Building was constructed by Colonel William H. McCurdy. This two story limestone structure was designed in 1915 by Shopbell & Company to accommodate commercial tenants on the first floor and offices on the 2nd floor. In 1944 it became part of Sears, Roebuck & Company until closing in 1975., , All showings must be scheduled with the Listing Agent.

More Information Online

<https://woodwardrealty.catylist.com//listing/30355098>

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Property Contacts



Joe Kastle

Woodward Commercial Realty, Inc.
812-455-7912 [M]
812-474-1900 [O]
jkastle@woodwardrealty.com