



For Sale - Fifth Third Bank branch 691 E. Diamond Ave | Evansville, IN 47711

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Woodward Commercial Realty, Inc.
4763 Rosebud Lane

Newburgh, IN 47630

HIGHLIGHTS

- Former Fifth Third Bank facility
- Signalized high-traffic corner located on one of Evansville's largest east-west thoroughfares
- One of Evansville's main commercialized areas - centrally located just west of US Hwy 41
- Near Ivy Tech Community College which enrolls approximately 5,000 students

PROPERTY DETAILS

Price:	\$849,000 \$750,000 \$650,000
Building Size:	4,173 SF
Land Size:	1.20 Acres
Age:	2000
Construction:	Brick
Zoning:	C-4
Parking Spaces:	45
Drive-Thru:	5 Lanes
Roof:	Gable (Metal)
Real Estate Taxes:	\$26,504.86 (2020 pay 2021)
Traffic Count:	± 25,000 VPD

