



**F.C. Tucker  
Commercial**

A Strategic Alliance / Cassidy Turley

**Medical  
NN Lease  
8% CAP**

**AVAILABLE**  
**1222 Professional Blvd**  
*EVANSVILLE, IN 47714*



- **Sale Price:** 815,000
- **Office SF:** 4244 SF PLUS ENTRY
- **Lot Size:** .89 ACRE
- **Year Built:** 1993
- **Zoning:** C-02
- **# of Parking Spaces:** AMPLE
- **Ext. Construction:** BRICK
- **Roof:** METAL
- **Floor:** CONCRETE
- **Interior Walls:** FRAME
- **# of Restrooms:** TWO
- **Water/Sewer:** CITY

- **Current Use:** MEDICAL
- **Annual Taxes:** \$11767.48 TENANT PAY
- **Showing:** CALL LISTING AGENT
- **Location:** HALF BLOCK FROM ST. MARYS HOSPITAL
- **Loopnet #:** 17203727
- **ICREX #:** 12975924

**NN Lease Medical Investment. Eight year lease signed 2-1-11. \$65,268.00 yearly lease income. Landlord responsible for replacement only of HVAC, Roof. Tenant practices Gynecology and Fertility Clinic. Recent extensive remodel. DO NOT CONTACT TENANT! Cap Rated Calculated without benefit of Management Fee or Replacement Costs.**

**For More Information, Contact:**

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