



**F.C. Tucker
Commercial**
A Strategic Alliance / Cassidy Turley

AVAILABLE

1277 N St Joseph Avenue
EVANSVILLE, IN 47720

NEW PRICING!



- **Sale Price:** \$399,000 (\$45.97/SF)
- **Lease Price:** \$6.00-\$9.00/SF/NNN
- **Total SF:** 8,679 SF
- **Divisible:** Yes
- **Lot Size:** 1.33 Acres
- **Year Built:** 1975
- **Year Renovated:** 2005
- **Zoning:** C-1
- **Ceiling Height:** 9', 12', 15'
- **Drive-In-Doors:** 1
- **# of Parking Spaces:** 50+

- **Ext. Construction:** Wood Siding
- **Roof:** Metal
- **Interior Walls:** Drywall/Brick/Wood
- **# of Restrooms:** 4
- **Water/Sewer:** City
- **Current Use:** Vacant
- **Annual Taxes:** TBD
- **Showing:** Contact Listing Agent
- **Location:** Corner of N St Joe Ave and Bismark Ave
- **Loopnet #:** 16886121/16574907
- **ICREX#:** 2153644/2064652

Very nice west side office/retail building located in a high traffic area with lighted sign on North St. Joseph Avenue. **Building may be Subdivided! Property to be taken from a larger parcel.** Special amenities include a large video/sound studio with overhead door and three separate sound production rooms. Eleven nice offices with additional five cubical workstations. Large conference room with lighting to showcase products. Nice kitchen with a break room area inside and out. Four bathrooms that are handicap accessible. Two rooms set up for specialized service, retail and or nice office space.

For More Information, Contact:

Gary Bumb

Direct: 812.455.6438

Fax: 812.473.6684

garybumb@garybumb.com



7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
812-473-6677 • Fax: 812-473-6684

FCTuckerCommercial.com

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.