



AVAILABLE

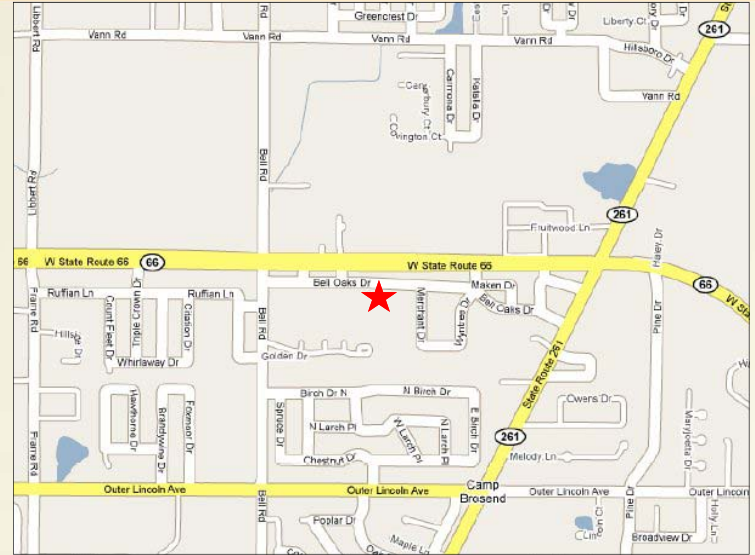
Newburgh Investment

4044 Professional Lane
NEWBURGH, IN 47630

F. C. Tucker Commercial

A Strategic Alliance with Turley Martin Tucker

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



- **Sale Price:** \$1,358,000
- **Total SF:** 8,524 SF
- **Lot Size:** 55,763 SF
- **Year Built:** 2000
- **Zoning:** C-4
- **# of Parking Spaces:** 69 Spaces
- **# of Stories:** 1 Story
- **Ext. Construction:** Metal Frame Block
- **Roof:** 24 Gauge Standing Seam
- **# of Restrooms:** 6 Restrooms
- **Lighting Type:** Fluorescent
- **Cooling Type:** HVAC
- **Heating Type:** Gas - 7 Units
- **Sprinklers:** Yes
- **Annual Taxes:** \$10,354.12
- **Effective Gross:** \$127,980
- **Operating Expense:** \$13,192
- **Net Operating Income:** \$114,788 - 2009
- **Showing:** Call Listing Agent
- **Location:** SE of SR 66 & Bell Rd
- **ICREX #:** 2004092

The building is finished to be used as a 5,586 SF restaurant and two office suites. The tenants are Jalisco Mexican Restaurant, Cornerstone Financial, and All Star Driving School. Located adjacent to the new Schnuck's Supermarket in Bell Oaks Shopping Center, 1/4 mile from the new Super Wal-Mart, in the primary retail growth area of Warrick County. 600 Amp 3 Phase electric in restaurant, 200 Amp in office. Seller holds an Indiana Real Estate License.

fctuckercommercial.com

For More Information, Contact:

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