



F.C. Tucker Commercial

A Strategic Alliance / Cassidy Turley

TRIPLE NET LEASE

AVAILABLE Virginia & Cullen 5201 E Virginia Street EVANSVILLE, IN 47715



- **Sale Price:** \$1,606,500
- **Total SF:** 6,120 SF
- **Lot Size:** 2 Ac
- **Year Built:** 2009
- **Zoning:** C-4
- **# of Parking Spaces:** 70
- **Ext. Construction:** Steel Brick
- **Floor:** Concrete
- **Interior Walls:** Drywall
- **# of Restrooms:** 2 ADA
- **Water/Sewer:** City
- **Current Use:** Regency Beauty Institute
- **Annual Taxes:** \$18,715.06
- **Showing:** Call Listing Agent
- **Location:** SEC Virginia & Cullen
- **Loopnet #:** 17333764
- **ICREX #:** 18602446

10 year NNN lease with 8 years remaining plus 2 five year options. 8% CAP. National Tenant Ideally located on Evansville's East side with ample property to double the size of the building. Leased at \$128,520 yearly NNN 10 yrs \$21.00 per SF Started June 2009

For More Information, Contact:
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