



**F.C. Tucker
Commercial**

AVAILABLE

4004 E Morgan Avenue
EVANSVILLE, IN 47715

FOR SALE



- **Sale Price:** \$1,390,000
- **Total SF:** 16,380 SF
- **Lot Size:** 1.20 Acres +/-
- **Year Built:** 1977
- **Zoning:** C-1
- **Dock Door:** One, 22' high
- **# of Parking Spaces:** 50 Spaces
- **Ext. Construction:** Brick
- **Roof:** New EPDM in 2024

- **Water/Sewer:** City
- **Current Use:** Office
- **Annual Taxes:** \$23,602.16 (2024 pay 2025)
- **Showing:** Contact Listing Broker
- **Traffic Count:** 28,698 Intersection Total AADT
- **Location:** Morgan Avenue (SR 62) and Stockwell Road

Immaculately maintained and professionally managed two story Class B office building on Evansville's Eastside. The property comes with monument signage and has a warehouse with a receiving dock that occupies the west 3,297 SF with a full-height 22' ceiling. This property has fiber phone and internet access with AT&T. The parking lot was resurfaced in 2019 and property sign was converted to LED lighting in 2022.

2023 Gross Operating Income over \$200,000 when Fully Leased. One vacancy available of 2,592 SF. Financial and lease information available by signed confidentiality agreement.

For More Information, Contact:

Ken Newcomb, President / Broker

Direct: 812.204.4004

Office: 812.473.6677

kennewcomb@fctuckercommercial.com



7820 Eagle Crest Blvd. Suite 200

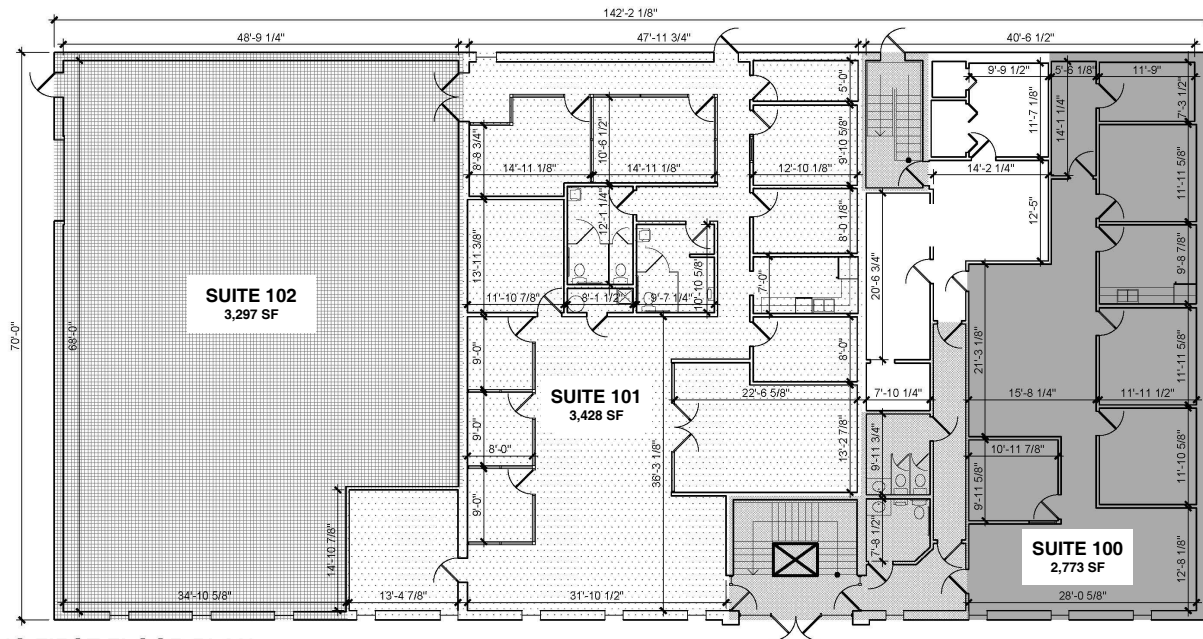
Evansville, IN • 47715

812-473-6677 • Fax: 812-473-6684

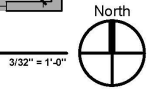


FCTuckerCommercial.com

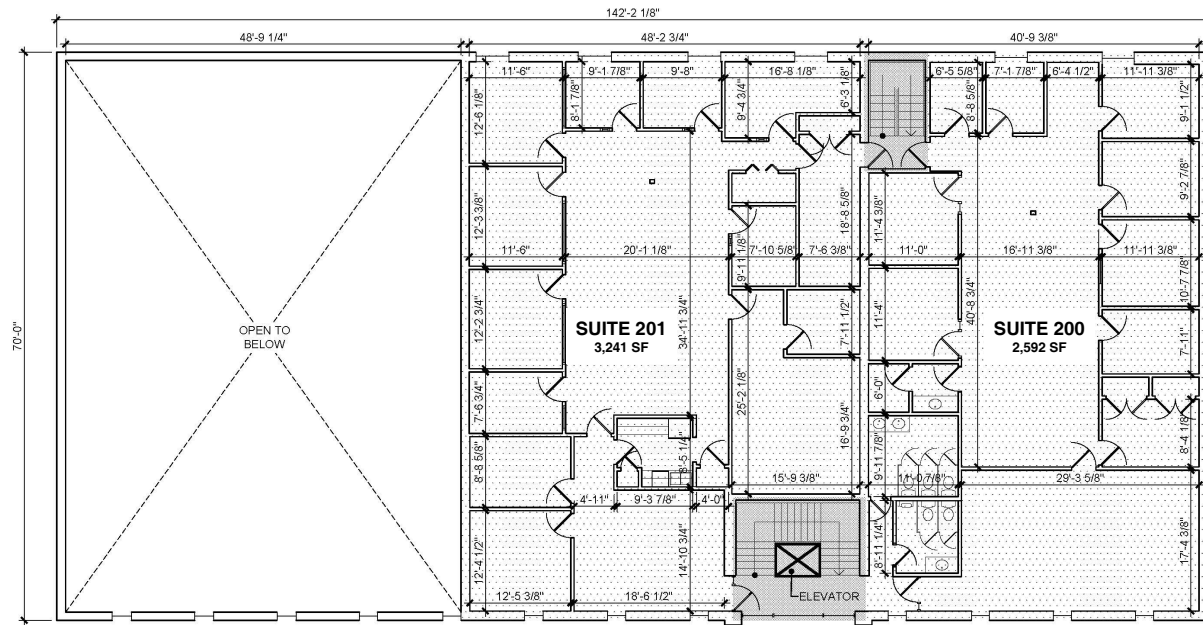
The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



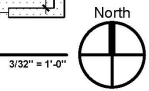
EXISTING FIRST FLOOR PLAN



3/32" = 1'-0"



EXISTING SECOND FLOOR PLAN



3/32" = 1'-0"

For More Information, Contact:
Ken Newcomb, President / Broker
Direct: 812.204.4004
Office: 812.473.6677
kennewcomb@fctuckercommercial.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.