



**F.C. Tucker
Commercial**

AVAILABLE

501 N Ninth Avenue

EVANSVILLE, IN 47712

NNN INVESTMENT - 12%CAP



- **Sale Price:** \$999,000
- **Total SF:** 40,283 SF
 - **Contiguous SF:** 36,443 SF
 - **Freestanding SF:** 3,840 SF
- **Lot Size Total:** 1.40 Acres
- **Including Adj Lot :** 0.31 Acre
- **Year Built:** 1940
- **Zoning:** M-3
- **Ceiling Height:** Varies
- **Dock Height Doors:** 1
- **# of Parking Spaces:** Ample
- **Ext. Construction:** Concrete
- **Floor:** Concrete
- **Sprinkler:** Yes
- **# of Restrooms:** 3
- **Water/Sewer:** Yes
- **Current Use:** Napa Auto
- **Annual Taxes:** \$14,895.28 (2024 pay 2025)
- **Showing:** Contact Listing Broker
- **Location:** West of NY Central rail

Rare Find! West-side Industrial space. Currently operating as Napa Auto Parts. 2 Years remaining on current lease for \$10,000 / Mo NNN. Currently paying \$3 / SF / NNN, below market rental rate.

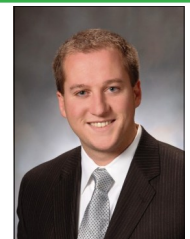
For More Information, Contact:

Aaron Kendall, CCIM

Direct: 812.480.8100

Office: 812.473.6677

aaronkendall@fctuckercommercial.com



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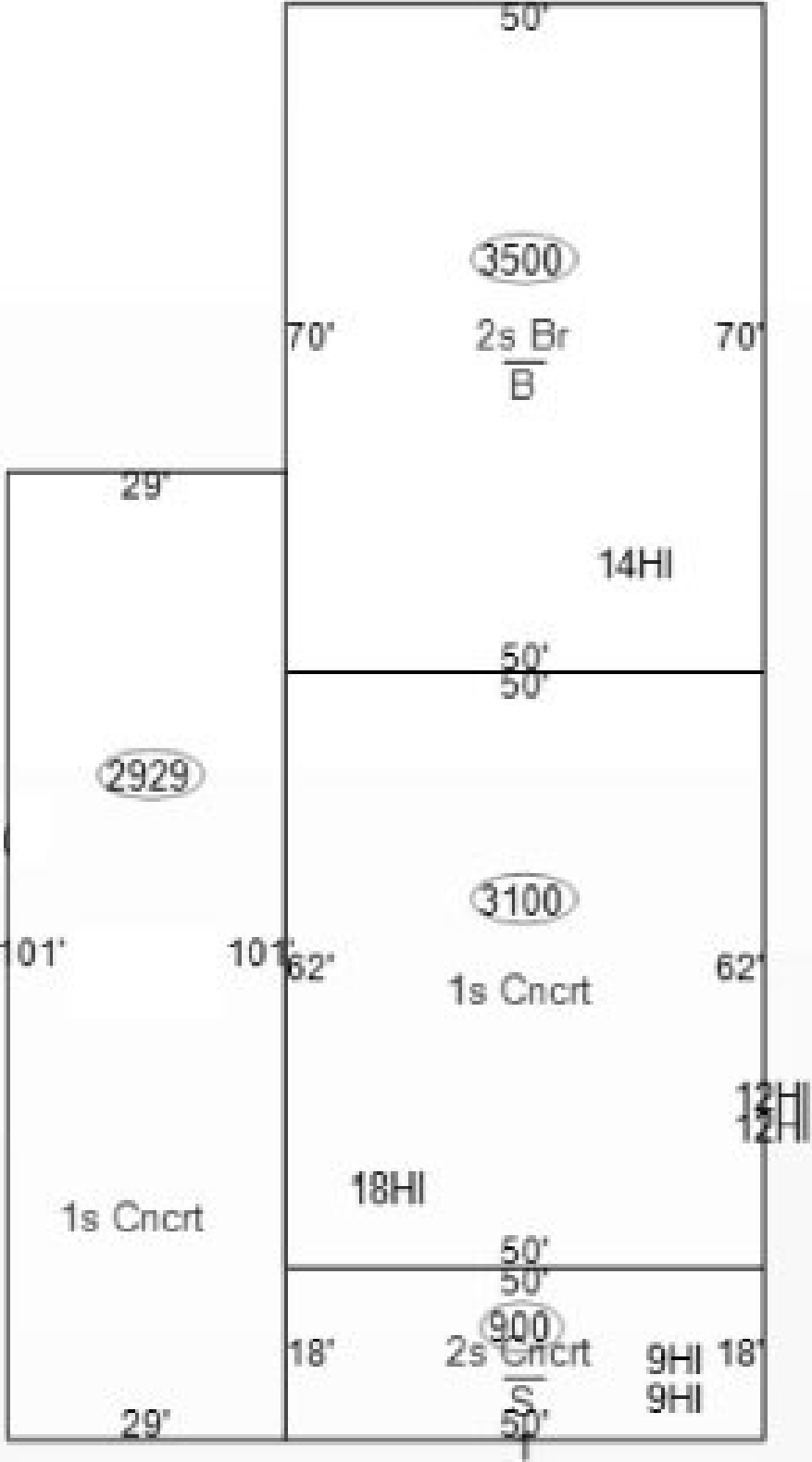
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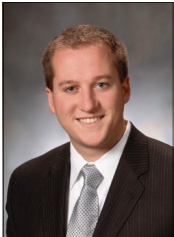
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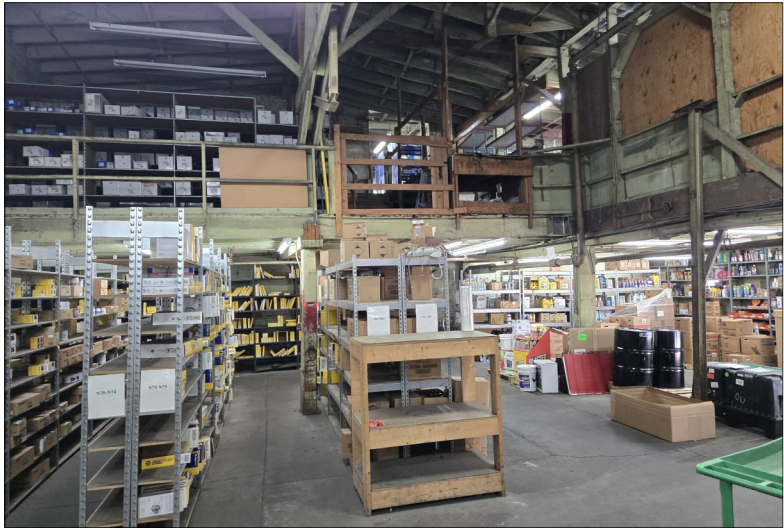


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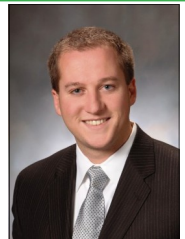


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