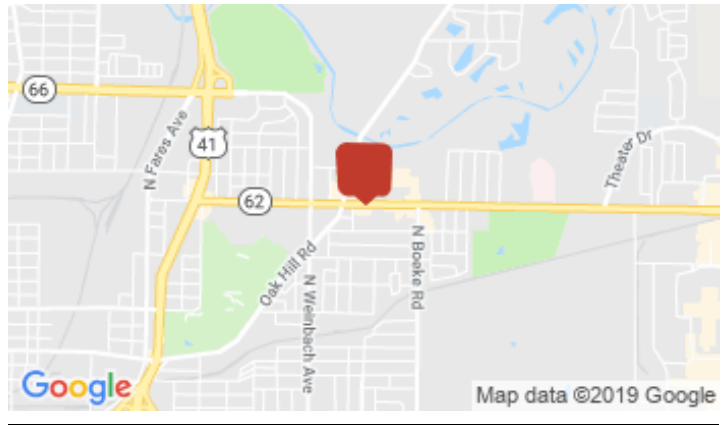


Morgan Ave., 2163-2171 E. / #2206

2163-2171 East Morgan Avenue, Evansville, IN 47711



Listing ID:	29608513
Status:	Active
Property Type:	Shopping Center For Sale
Retail Type:	Strip Center
Gross Land Area:	21,532 SF
Sale Price:	\$499,000
Unit Price:	\$47.25 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Evansville
County:	Vanderburgh
Loading:	4 Doors
Tax ID/APN:	82-06-22-013-046.016-027
Zoning:	C-2 AND R-2
Property Use Type:	Investment, Business
Building/Unit Size (RSF):	10,560 SF
Road Type:	Paved
Property Visibility:	Excellent
Highway Access:	US Hwy 41 and I-164 (soon to be I-69)
Year Built:	1984
Construction/Siding:	Brick/Vinyl Siding
Parking Type:	Structure



Overview/Comments

- This property is located on Morgan Avenue across from the old Walgreens at the corner of Oak Hill Road and Morgan Avenue. , - Sale consists of 3 parcels - including a lot behind the building with access from Eichel Ave. for additional parking., - Owner will split the building., -2171 E. Morgan Ave, Lot 82' x 171', Bldg 4,680 SF, Taxes \$4,579, -2163 E. Morgan Ave, Lot 120' x 131' Bldg 5,880 SF, 3 units, Taxes \$8,201, -2174 Eichel Ave, Lot 45' x 126', Taxes \$573.86, , - \$25 for Water per tenant, , - Currently there are 5 suites, 4 of which are rented: , 1. Screen Print shop - \$1200/mth - 3 yr lease, 2. Massage therapy - \$1000/mth - 1 yr lease, 3. Puff-n-Stuff - \$950/mth - 1 yr lease, 4. Church - \$1000/mth - 1 yr lease, - One vacant space available for \$500/mth, ,

More Information Online

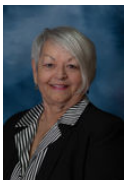
<https://woodwardrealty.catylist.com//listing/29608513>

QR Code

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