

# FOR SALE | AMERICAN TRUST BUILDING

524-530 MAIN STREET, 19-27 NW SIXTH STREET | EVANSVILLE, IN 47708

## EXECUTIVE SUMMARY

### PROPERTY OVERVIEW

Now available, the historic and beautiful beaux arts American Trust Building, located in the heart of Downtown Evansville's historic district, adjacent to the 1,950-seat Victory Theater and the 10,000-seat Ford Center complex. The American Trust Building is replete with interior and exterior architectural features including: carved limestone façade, copper roof trim, wood and brass doorways, marble wainscoting, vintage gated elevators, high ceilings and more. The property includes an asphalt parking lot with capacity for 64 double parked cars.

### OFFERING SUMMARY

Sale Price:	\$2,683,000
Price/SF:	\$59.33
Real Estate Taxes:	\$118,065.10 (2023/24)
Lot Size:	.57 AC
Building Size:	45,218 SF
Zoning:	C-3



**RICHARD CLEMENTS**

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## PROPERTY SUMMARY

### PROPERTY DESCRIPTION

This four (4) story building currently has two (2) leased retail spaces on the first floor: 959 SF on Sixth Street and 5,772 SF on Main Street. The first floor also offers a 3,539 SF office with two (2) on-street entry accesses, which is currently leased. The second floor is comprised of two (2) leased suites containing 4,414 SF and 1,947 SF. The third floor is primed for reimagining with 5,000 SF ready to be converted into three to four apartments or several office suites. The fourth floor is occupied by a professional firm possessing an artfully designed 6,025 SF multi-office space with kitchenette and conference rooms. The tenant is open to extending the lease or vacating should a prospective buyer wish to convert the space to residential.

### PROPERTY HIGHLIGHTS

- Beaux Arts architectural style, constructed in 1904
- Basement office and storage
- 64-space surface parking lot
- Single and three-phase power supply
- 1,600+ AMP power
- Two (2) gated elevators
- Rooftop solar arrays
- Membrane roof replaced within last 5 years
- Marble flooring and wainscoting
- Listed on the National Register of Historic Buildings (82000094)

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### CURRENT TENANTS

- Joe Brewski Coffee
- Extend Group
- VPS Architecture
- Tiki on Main
- JD Sheth Foundation
- Echo Housing Corp.

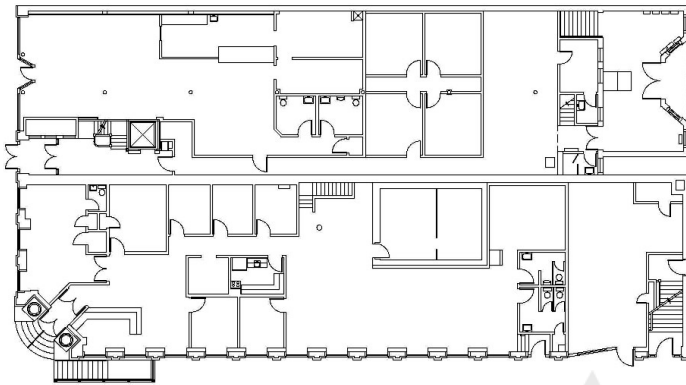


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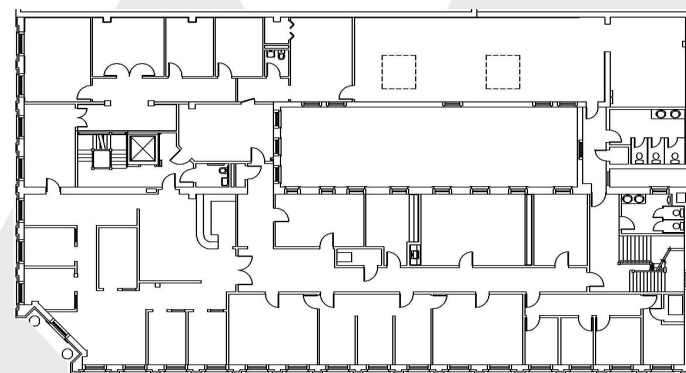
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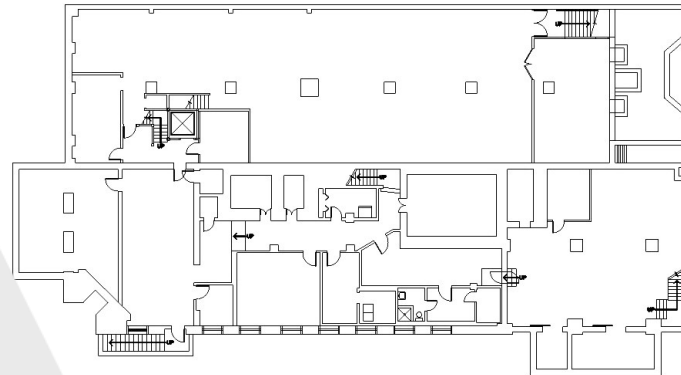
## FLOOR PLANS



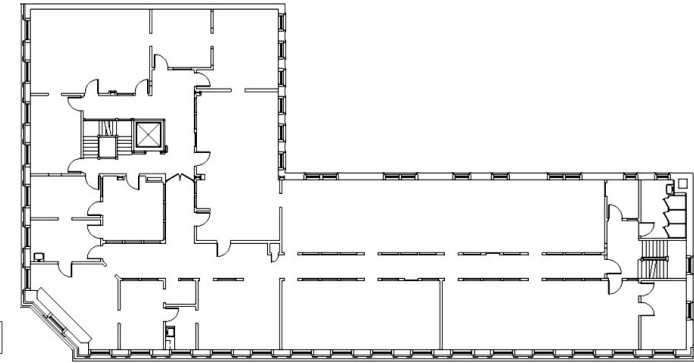
1 FIRST FLOOR  
10,270 SF



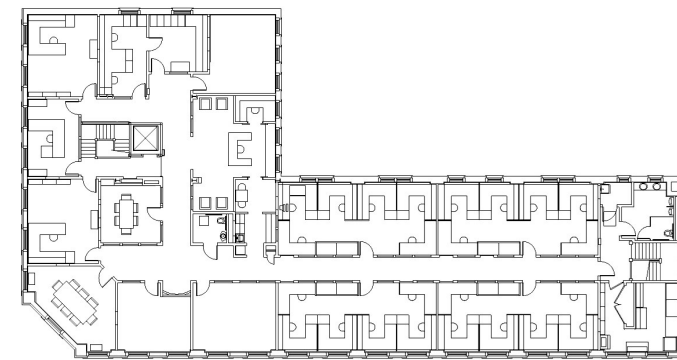
2 SECOND FLOOR  
9,330 SF



B BASEMENT  
10,852 SF



3 THIRD FLOOR  
7,383 SF



4 FOURTH FLOOR  
7,383 SF

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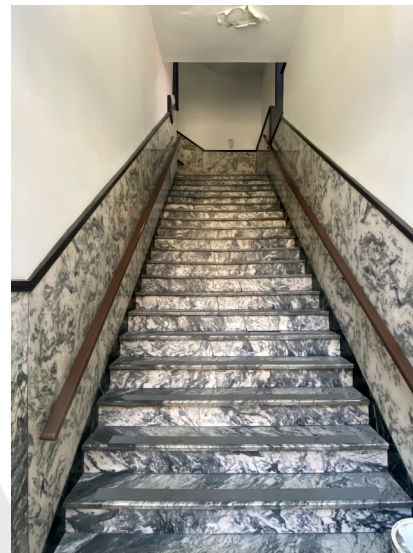
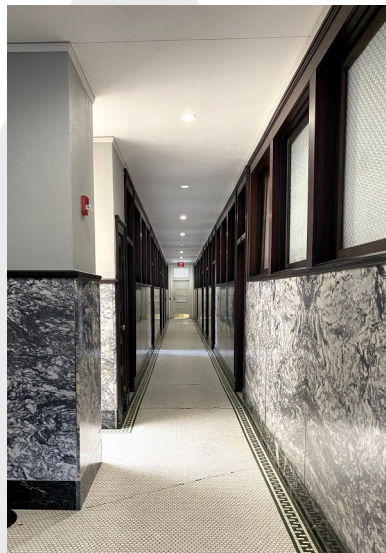


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## ADDITIONAL PHOTOS



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## STREET VIEWS / AERIAL VIEW



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