

FOR SALE | SHOP/WAREHOUSE

1201 1203 HARRIET STREET
EVANSVILLE, IN 47710



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$119,500.00
Building Size:	4,552 SF
Year Built:	1944
Parking:	10 spaces (est.)
Zoning:	M-1
Traffic Count:	1,222 VPD

PROPERTY OVERVIEW

Masonry shop space with opportunity to uncover glass front office space behind vinyl siding. Accessible via overhead door on the west of building. A ramp connects both space. Roof in good condition. Great access to First avenue and North Main Street.

PROPERTY HIGHLIGHTS

- Now available – two bay shop space
Bay 1: 1,945 SF with 8.76' ceiling, Bay 2: 1,997 SF with 12' ceiling
- Parking adjacent to building
- Overhead door building access
- Poured concrete slab flooring
- Office space ready for remodel
- Space for additional overhead doors

RICHARD CLEMENTS
812.746.8569
rclements@summitrealestate.us



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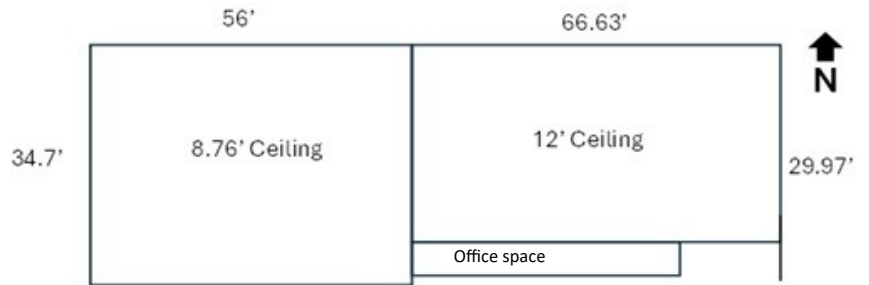
AVAILABLE SPACE

Warehouse space:

- Room for vehicle storage
- Space for rack storage
- Plumbed for bathrooms
- Overhead lighting
- Metal roofing

Office space:

- Office space adjacent to shop space
- Large glass windows along Louisiana Street, ready to be uncovered.



Drawing for visualization purposes only



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ADDITIONAL PHOTOS



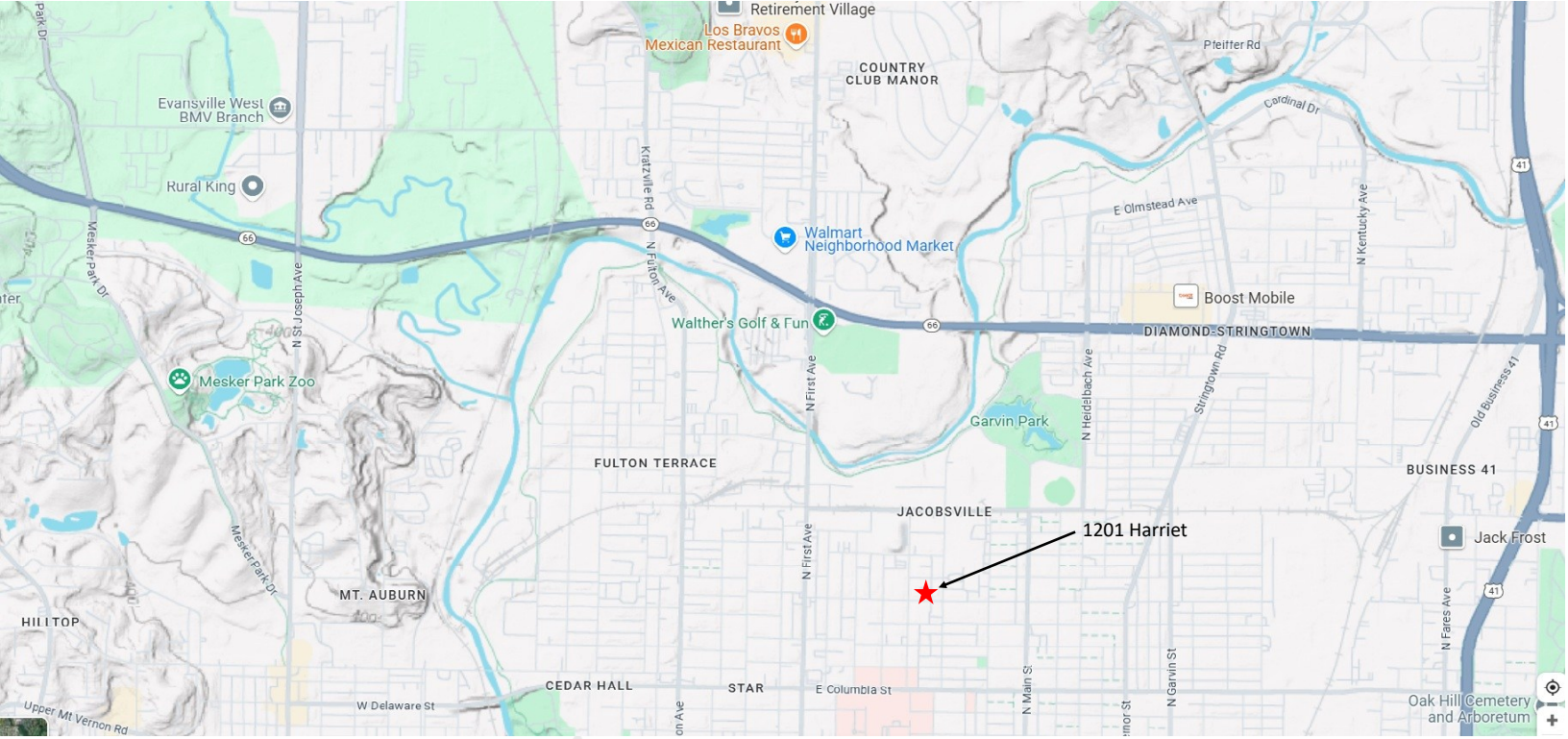
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