

Office/Warehouse for Sale

1744 Bellaire Avenue
Evansville, IN 47711



Demographics: (5-mile radius)

2020

Population: 134,444
Households: 58,623

2024

Population: 134,537
Households: 59,154
Average Income: \$ 69,956

2029

Population: 132,917
Households: 59,315
Average Income: \$ 81,483

Contact:

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Financial Information:

Sale Price: \$215,000

Description:

Primary Type: Office/Warehouse

Power: CenterPoint

Building Size: 2400 SF

Water: City

Zoned: C-4

of Floors: 1

Heat/Cool: Central HVAC

Restrooms: 1

Additional Information:

Office warehouse for sale in the heart of Evansville. Previously used as a fabrication shop and most recently as a resale shop. Close proximity to Hwy 41 and Oak Hill Road. Wide open space inside would allow for a great use for storage, production shop, etc.

- Ideal for a food truck operator, kitchen or anyone in the food industry.
- 3 offices and 1 additional office in warehouse area.
- 2 ground level overhead doors. One has been covered up on the inside. 1 door is 10x10 and the other is 10x8.
- 1 finished restroom with shower
- 1 restroom has been plumbed but no fixtures in place.
- 200 amp electric service with plenty of expansion capabilities.
- Post frame construction with metal roof.
- 2 sky lights.
- 1 hanging gas furnace in warehouse and separate HVAC system for office area.
- Loft over office area for additional storage.

