

# OFFICE FOR SALE

208 NW FOURTH ST

208 NORTHWEST 4TH STREET, EVANSVILLE, IN 47708



## OFFERING SUMMARY

<b>ASKING PRICE:</b>	\$2,750,000 (Negotiable)
<b>BUILDING SF:</b>	28,142
<b>STORY HEIGHT:</b>	3
<b>LOT SIZE:</b>	0.52 Acres
<b>CROSS STREETS:</b>	Vine St
<b>PARKING SPACES:</b>	28
<b>ZONING:</b>	C-3

## PROPERTY OVERVIEW

- Historic Old Vanderburgh Co Jail
- Converted to executive offices in 2003
- Purchase of this property is a 46-year land lease with the Vanderburgh Co Board of Commissioners
  - \$1,798.57/mo Payable to Vanderburgh Co
  - \$26,407.70 Yearly property taxes
  - \$14,547 Yearly building insurance



### HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St  
Evansville, IN 47711



### JOE KIEFER

President / Managing Broker  
office: (812) 604-5973  
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License #: RB14037711, Indiana

### JOSEY MCLAUGHLIN

Associate Broker  
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jmclaughlin@hahnkiefer.com

# PHOTOS

202 208 NORTHWEST 4TH STREET | EVANSVILLE, IN 47708



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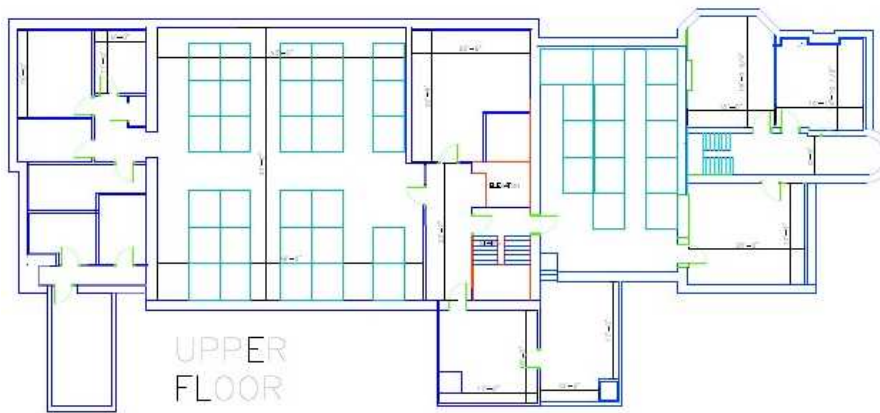
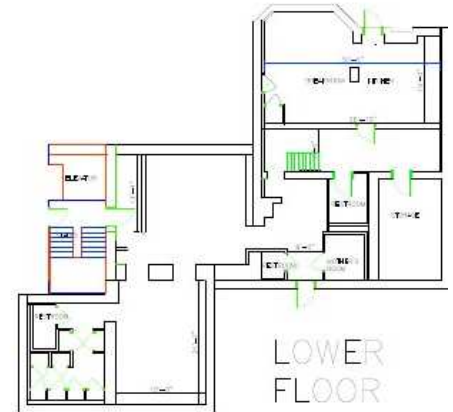
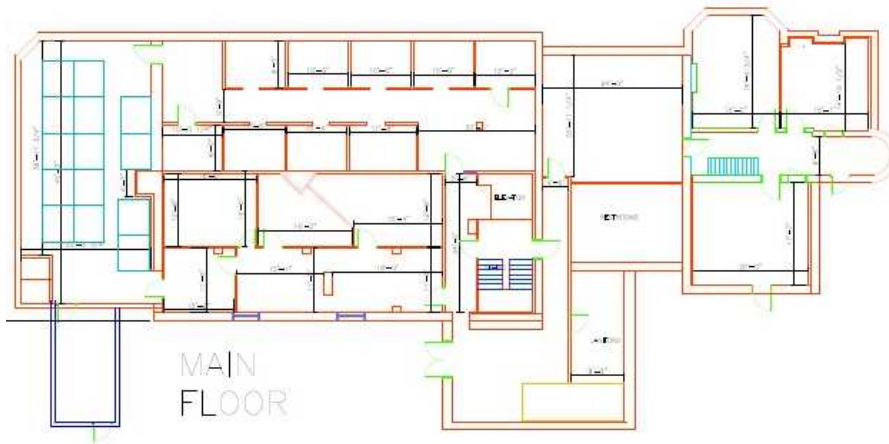


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# FLOOR PLANS

202 208 NORTHWEST 4TH STREET | EVANSVILLE, IN 47708



PROPERTY OFFICE	
DATE	11/11/2011
TIME	10:00 AM
BY	J. KIEFER
SCALE	1/8" = 1'-0"
PROJECT	202 208 NW 4TH ST
OWNER	EVANSVILLE
ARCHITECT	EVANSVILLE
DATE	11/11/2011

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