

Chandler Commercial

140 W Lincoln Ave, Chandler, IN 47610

Listing ID: 29843501
Status: Active
Property Type: Industrial For Sale
(also listed as Retail-Commercial)
Industrial Type: Free-Standing, Manufacturing
Size: 4,450 SF
Sale Price: \$429,000
Unit Price: \$96.40 PSF
Sale Terms: Cash to Seller
Loading: 1 Door
Ceiling: 14 ft. / 12 ft. Clear
Office SF: 700 SF
Drive-In Bays: 1 Bay

Overview/Comments

With this high visibility location and almost one full acre of land, this property would be a great location for a fast food restaurant or convenience store in Chandler, IN. The property has been used by the same company for many years and a manufacturing or light industrial use would also fit this option very well.



4962 Lincoln Ave.
Evansville, IN 47715
Direct: 812-760-1506
markmiller@era.com



More Information Online

<http://www.icrex.net/listing/29843501>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Warrick County	Property Use Type:	Net Leased Investment (NNN), Investment, Vacant/Owner-User, Business
Tax ID/APN:	87-08-36-101-005.000-020	Gross Building Area:	4,450 SF
Industrial Type:	Free-Standing, Manufacturing, Mixed Use, Light Industrial, Office Showroom, Self Storage, Truck Terminal	Building/Unit Size (RSF):	4,450 SF
		Land Area:	0.90 Acres
Zoning:	C-4	Sale Terms:	Cash to Seller

Area & Location

Market Type:	Medium	Highway Access:	Highway 62 frontage
Property Located Between:	North State Street and Iowa Street	Airports:	Evansville Regional Airport
Side of Street:	South	Site Description:	Level lot with all utilities.
Road Type:	Paved, Highway	Area Description:	Retail, financial, commercial and residential.

Building Related

Tenancy:	Single Tenant	Exterior Description:	Block
Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Parking Description:	Gravel and asphalt
Office Space SF:	700 SF	Total Parking Spaces:	25
Property Condition:	Average	Ceiling Height:	14
Year Built:	1947	Clear Height:	12
Roof Type:	Arched	Loading Doors:	1
Construction/Siding:	Block	Drive-In Bays:	1

Amps: 220
Heat Source: Central
Air Conditioning: Window Unit
Lighting: Fluorescent

Internet Access:
Interior Description:

Cable
Two offices in front with wood interior and flooring. Shop are in back with concrete floors, block interior, steel beam ceiling.

Land Related

Zoning Description:	C-4	Land Ownership:	Fee simple
Lot Frontage (Feet):	200	Legal Description:	PT LOT 3 & PT W 1/2 LOT 4 FAIRVIEW ADD PT 1
Lot Depth:	approx 200		

Financials

Finance Data Year: 2016
Real Estate Taxes - Annual(\$): \$1,238 (Annual)

Location

Address: 140 W Lincoln Ave, Chandler, IN 47610
County: Warrick
MSA: Evansville



Property Contacts



Mark J. Miller

President, ERA Commercial
812-760-1506 [M]
markmiller@era.com