



**CURRENTLY
AVAILABLE
\$775,000.00**

HISTORIC PROPERTY

THE HUSTON BUILDING
14 NW SIXTH STREET

Evansville, IN 47708

Property Highlights

- Beautiful historic building located in growing Evansville Central Business District.
- Area has experienced explosive growth over the past five years.
- Approximately 6,000 square feet on 1st floor with glass and awning storefront.
- Additional +/- 6,000 square feet available on second floor. Completely remodeled with separate entrance.
- Exceptionally well maintained with new roof and HVAC units.
- Current occupant to vacate at closing.

SUMMIT

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PROPERTY SUMMARY

The Huston Building
14 Northwest 6th Street | Evansville, IN 47708



Property Summary

Sale Price:	\$775,000
Building Size:	11,448 SF
Lot Size:	7,844 SF
Rentable SF:	11,448 SF
Type:	Commercial

Property Overview

An ideal real estate investment for the new owner to take advantage of the explosive growth taking place in the area. Expand or relocate an existing business, lease out for above average returns or explore other creative ideas. This building is an excellent piece of Evansville's history and will serve the next owner well into the future.

Location Overview

With a population of nearly 121,000 people within the city limits and more than 300,000 people in the metropolitan area, Evansville is the third-largest city in Indiana. Evansville benefits from a great location, located within a three-hour drive to St. Louis, Indianapolis, Nashville and Louisville. The City is home to both the University of Southern Indiana and the University of Evansville which have a combined enrollment of over 14,000 students. Downtown is growing quickly, adding over \$380 million in renovations and development in the past five years. Such projects include the DoubleTree Hotel, Indiana University School of Medicine, Tropicana Evansville Casino, Post House Apartments and the recently announced \$30 million redevelopment of 420 Main Street, the city's tallest building.

AERIAL MAP

The Huston Building
14 Northwest 6th Street | Evansville, IN 47708



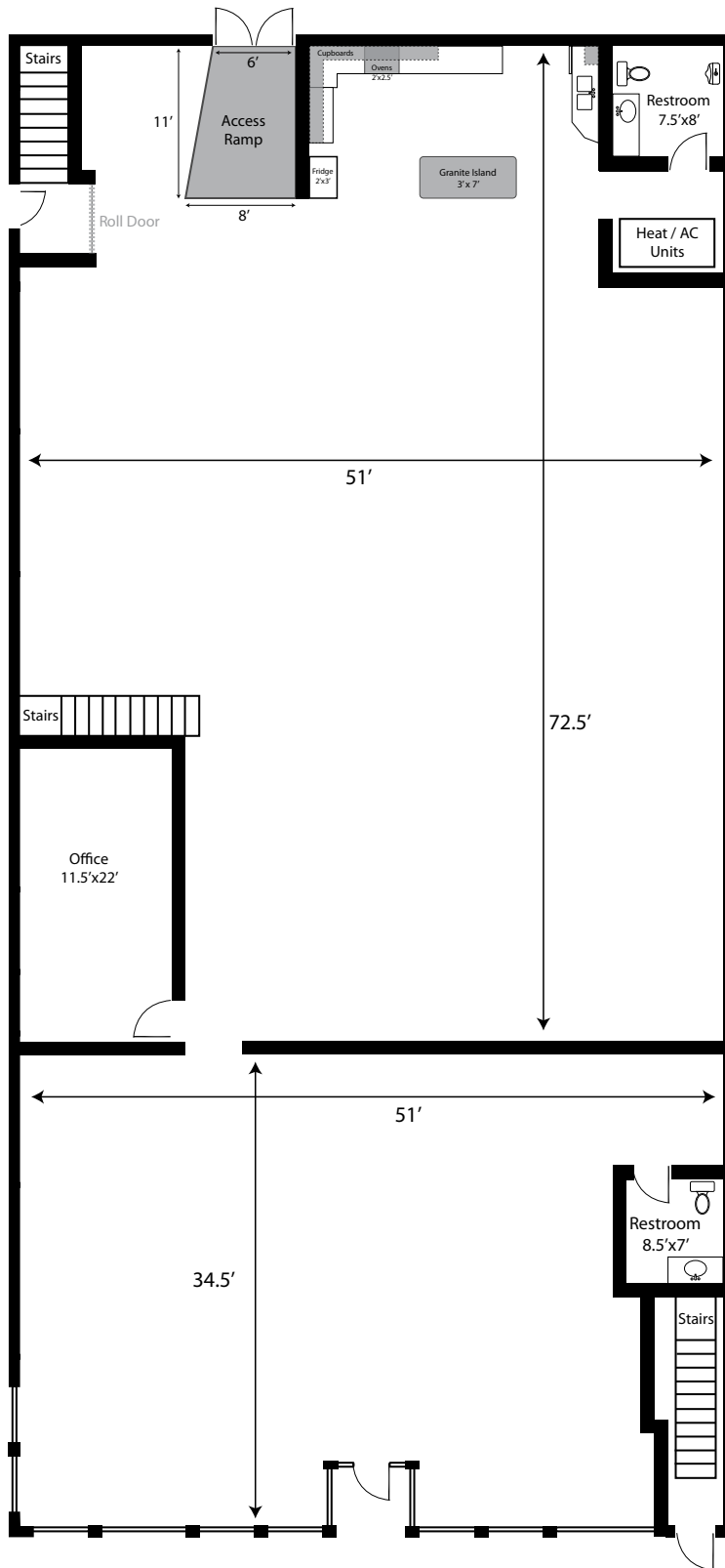
LOCATION MAP

The Huston Building
14 Northwest 6th Street | Evansville, IN 47708



1ST FLOOR PLAN

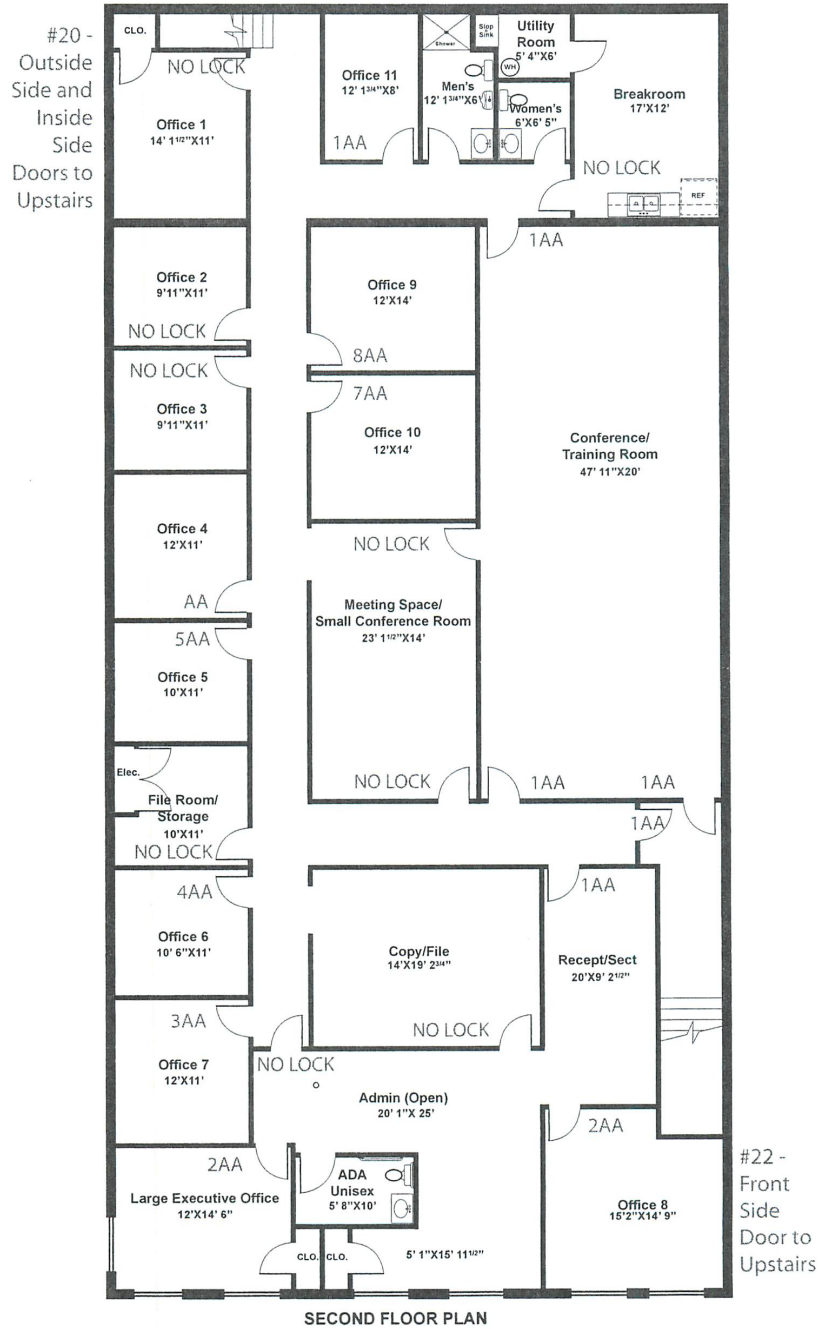
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Entire Floor Space
Approximately 107' x 51' □ = 1 sq/ft

2ND FLOOR PLAN

The Huston Building
14 Northwest 6th Street | Evansville, IN 47708





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CORE VALUES

- My clients come first. Always.
- I treat everyone I meet with respect.
- I manage my business with the highest level of trust, fairness and integrity.
- I'm committed to quality and continuous improvement.
- I'm empowered by sharing, communicating and collaborating.
- I'm dynamic and innovative.
- I embrace change and am passionate in my initiatives.

PROFESSIONAL PROFILE

Scott A. Hyatt serves as a Senior Advisor with Summit Real Estate, specializing in the sale and leasing of multifamily, retail and commercial investment properties in Indiana and Kentucky. He has more than 20 years experience in the field of commercial real estate. Prior to joining Summit Real Estate Services in 2003, Mr. Hyatt was affiliated with such notable firms as Regency Commercial Associates in Evansville, Indiana, Trammell Crow Company in Philadelphia, Jones, Lang, LaSalle in New York and David Hocker & Associates in Owensboro, Kentucky. Mr. Hyatt is a 1989 graduate of the University of Southern Indiana where he received a Bachelor of Science in Finance. He is a Certified Shopping Center Manager (CSM), a Certified Commercial Investment Member (CCIM), and a licensed real estate broker with the Indiana and Kentucky Real Estate Commissions. Mr. Hyatt is a member if the International Council of Shopping Centers and the CCIM Institute.

He is married to Susan Hyatt of Savannah, Georgia and has two wonderful kids, Ryan and Emily. He enjoys boating, hiking, travel, golf and just about anything that takes place outdoors.

AFFILIATIONS – PROFESSIONAL/CIVIC

- Internal Council of Shopping Centers (CSM Designation)
- CCIM Institute, an affiliate of the National Associate of Realtors (CCIM Designation)
- Indiana Commercial Board of Realtors
- Rotary Club of Evansville, Board Member
- Evansville Chamber of Commerce
- Indiana Chamber of Commerce
- Indiana and Kentucky Real Estate License – Broker