

200 & 204 E Franklin Street

200 & 204 E Franklin Street, Evansville, IN 47711



Listing ID: 30821296
 Status: Active
 Property Type: Retail-Commercial For Lease
 Retail-Commercial Type: Car Wash, Free-Standing Building
 Contiguous Space: 1,352 SF
 Total Available: 1,352 SF
 Lease Rate: \$1,800 (Monthly)
 Unit Price: \$15.98 PSF (Annual)
 Base Monthly Rent: \$1,800
 Lease Type: Modified Gross
 Loading: 2 Doors
 Ceiling: 12 ft.



Overview/Comments

This property consists of two buildings with one being a former detail shop (1,064sf) and the other is an office (288sf). Great location for any automotive venue boasting a highly visible corner lot with traffic light and two curb cuts.

More Information Online

<https://cie.cpix.net/listing/30821296>



QR Code

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General Information

Taxing Authority:	Vanderburgh County	Zoning:	M-1
Tax ID/APN:	82-06-20-025-035.017-029, 82-06-20-025-035.016-029	Building Name:	Hands on Detailing
Retail-Commercial Type:	Car Wash, Free-Standing Building, Street Retail, Vehicle Related	Building/Unit Size (RSF):	1,352 SF
		Land Area:	0.22 Acres

Available Space

Suite/Unit Number:	1	Lease Term (Months):	24 Months
Space Available:	1,352 SF	Lease Rate:	\$1,800 (Monthly)
Minimum Divisible:	1,352 SF	Lease Type:	Modified Gross
Maximum Contiguous:	1,352 SF	Offices:	1
Space Type:	New	Parking Spaces:	15
Date Available:	10/17/2022	Rent Escalators:	Fixed Lease

Area & Location

Property Located Between:	North Heidelberg Avenue & North Lafayette Avenue	Feet of Frontage:	75
Property Visibility:	Excellent	Traffic/Vehicle Count:	2,033
Largest Nearby Street:	Franklin Street	Highway Access:	Lloyd Expressway & Highway 41
		Airports:	Evansville Regional Airport

Building Related

Tenancy:	Single Tenant	Roof Type:	Flat
Total Number of Buildings:	2	Construction/Siding:	Block
Number of Stories:	1	Total Parking Spaces:	15
Typical SF / Floor:	1,352 SF	Parking Type:	Surface
Property Condition:	Good	Parking Description:	Large paved corner Lot.
Year Built:	1919	Ceiling Height:	12
Year Renovated:	2017	Loading Doors:	2

Heat Type: Natural Gas
Heat Source: Ceiling Units

Land Related

Zoning Description:	M-1	Sewer Type:	Municipal
Lot Frontage:	127	Legal Description:	HEIDELBACH & ELSAS ENL LOT 22 PT LOT 21 BL
Lot Depth:	75		32, HEIDELBACH & ELSAS ENL LOT 20 PT LOT 21
Water Service:	Municipal		BL 32

Location

Address: 200 & 204 E Franklin Street, Evansville, IN 47711
County: Vanderburgh
MSA: Evansville

Property Contacts



Mark Miller

ERA First Advantage Realty, Inc.
812-760-1506 [M]
mark.miller@erafirst.com