

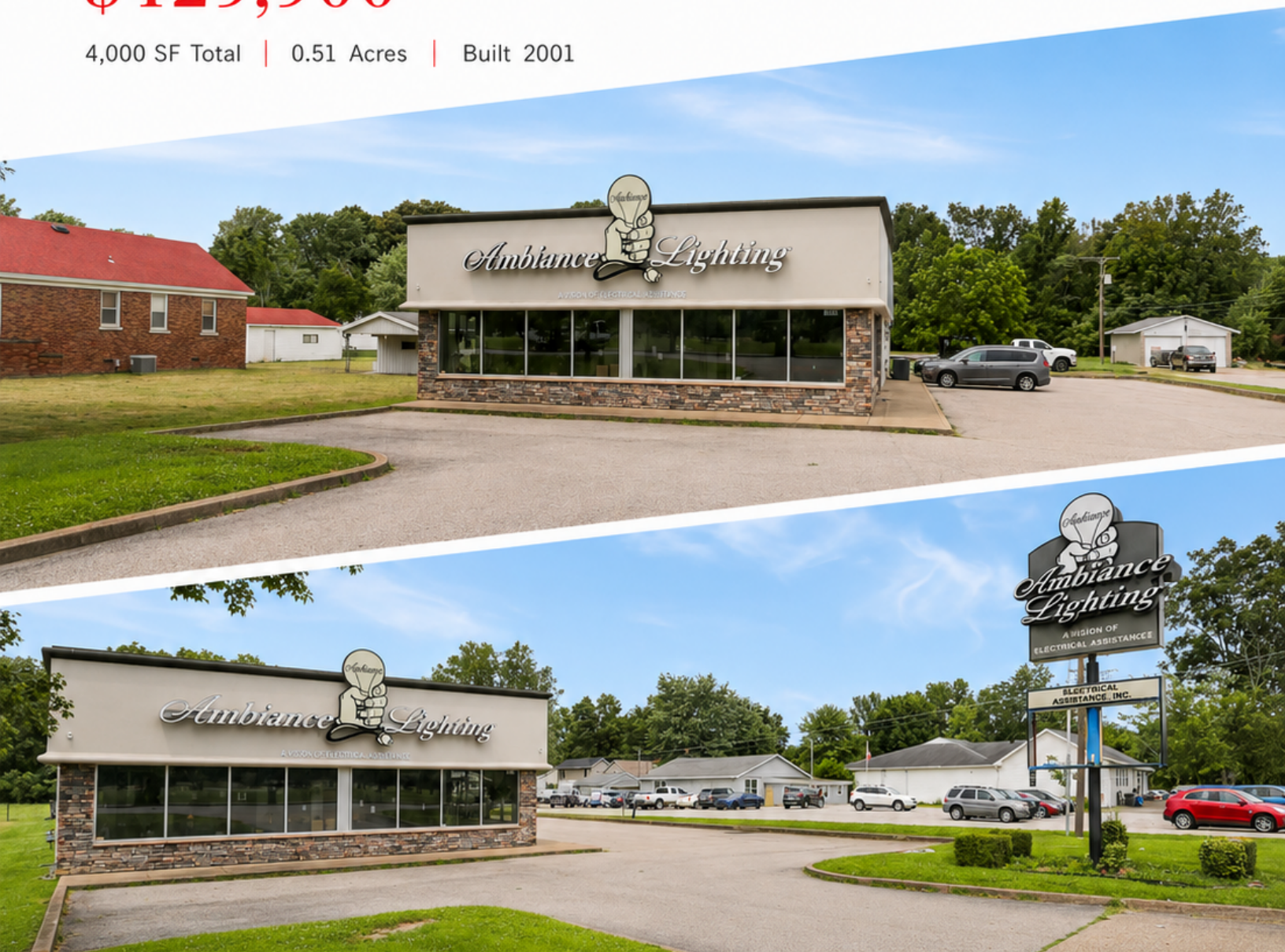
3020 E Morgan Avenue

Exceptional Showroom • Office • Warehouse Opportunity

Evansville, Indiana

\$429,900

4,000 SF Total | 0.51 Acres | Built 2001



Executive Summary

3020 E Morgan Avenue presents a rare opportunity to acquire a highly improved commercial property positioned along Evansville's busy Morgan Avenue corridor. The building offers an exceptional combination of finished showroom space, private offices, and functional warehouse/storage area, making it well suited for an owner-user seeking both presentation and operational flexibility.



AT A GLANCE



- **List Price: \$429,900**



- **Building Size: 4,000 SF**



- **Showroom/Office: ~3,000 SF**



- **Warehouse/Storage: ~1,000 SF**



- **Site Size: 0.51 Acres (22,000 SF)**



- **Year Built: 2001**



- **Stories: 1**



- **Ceiling Height: 12'**



- **Restrooms: 1**



- **Parking: Private paved lot + rear gravel storage yard**



POSITIONED FOR MULTIPLE USES

With a well-appointed showroom, five private offices, a premium Medallion kitchen display, and warehouse access via both interior and exterior overhead doors, the property is ideal for retail showroom, office/warehouse, contractor, service, and light industrial users.

Marc Hoepfner

812-480-5538

mhoepfner@atpropertiesind.com

@properties®

Investment Highlights



①

Highly Improved
Commercial Property



②

~3,000 SF
Finished Showroom/Office



③

~1,000 SF
Warehouse/Storage



④

400-Amp
Electrical Service



⑤

Two HVAC Systems
Replaced Within Past 2 Years



⑥

Exterior & Interior
Overhead Doors



⑦

Rear Gravel
Storage Yard



⑧

Ideal Owner-User
Opportunity

Building Specifications

Address	3020 E Morgan Avenue, Evansville, IN 47711
List Price	\$429,900
Building Size	4,000 SF
Showroom/Office	~3,000 SF
Warehouse/Storage	~1,000 SF
Site Size	0.51 Acres / 22,000 SF
Lot Dimensions	100 x 220
Year Built	2001
Stories	1
Ceiling Height	12'
Restrooms	1
Parking	Lot / Off-Street / Paved / Private
Construction	Metal / Stone / Stucco
Roof	Metal
Utilities	City Water, City Sewer, Gas Heat, Central Air
Accessibility	Handicap Accessible

Marc Hoepfner

812-480-5538

mhoepfner@atpropertiesind.com

@properties®

Showroom & Presentation Space

The finished showroom and collaborative areas create an environment that is both functional and visually impressive. High ceilings, polished concrete floors, abundant natural light, and extensive display opportunities make the space ideal for retail presentation, design consultation, or client-facing business operations.



Open
showroom layout



Polished
concrete floors



Natural
light



Premium Medallion
kitchen display



Flexible client meeting
and display areas



Marc Hoepfner

812-480-5538

mhoepfner@atpropertiesind.com

@properties®

Office, Operations & Warehouse Functionality

The property balances front-of-house presentation with back-of-house efficiency. Five private offices support management, sales, or administrative functions, while the warehouse/storage component adds approximately 1,000 square feet of operational flexibility. Both an exterior overhead door and an oversized interior overhead door support seamless movement between showroom and warehouse areas.

-  Reception area
-  Private offices
-  Warehouse / storage area
-  Interior & exterior overhead doors
-  Rear gravel storage yard
-  400-amp electrical service



Marc Hoepfner

812-480-5538

mhoepfner@atpropertiesind.com

@properties®

Location & Potential Uses



Morgan Avenue Corridor

Positioned along Morgan Avenue in Evansville, the property benefits from convenient accessibility and strong visibility for a variety of commercial users. Located west of Green River Road, the site offers a practical combination of customer-facing presence and operational utility.



Site & Access

- **Address:** 3020 E Morgan Avenue, Evansville, IN 47711
- **Lot Size:** 0.51 Acres / 22,000 SF
- **Lot Dimensions:** 100 x 220
- Private paved parking
- Rear gravel storage yard
- Municipal water & sewer



Potential Uses



Retail Showroom



Lighting /
Home Design



Kitchen &
Cabinet Design



Contractor
Headquarters



Office / Warehouse
Hybrid



Service
Business



Specialty
Retail



Light
Industrial



Marc Hoepfner

812-480-5538

mhoepfner@atpropertiesind.com

@properties®