



## BUY HOME FROM OWNER



**New!**

**NO IMAGE**

**\$137,900**



### Address

2174 E. Morgan Ave., Evansville, Indiana, 47711

#### ABOUT HOME

**RETAIL/OFFICE BUILDING, EXTREMELY HIGH EXPOSURE.**

2174 E. Morgan Avenue (SR 62E, one of Evansville's highest traffic count thoroughfares), between Oak Hill and Boeke Roads.

\*Listed recently at \$154,000, between realtors and reduced to \$137,000 for quick sale.

\*Zoned C-4 ~ 1,100 sq. ft. main floor plus ~ 825 sq. ft. dry basement, partially finished.

\*55 frontage x 150 deep.

\*Huge 10' x 6' metal structure sign plus 4' x 8' message board, well lit from overhead on timer to maximize exposure.

\*Pavement: decorative concrete front, side drive and rear perimeter.

\*Gravel lot in rear with 7 spaces, fully fenced with drive gate.

\*Unique and nostalgic full stone exterior and rough-cut poplar structure with beautiful hard-wood floors, custom fluorescent lighting and security features. Large glass enclosed outer entry and display area with double pneumatic doors. Many beautiful updates and extras. Move-in condition.

This extremely well built and maintained property located at 2174 E. Morgan Avenue is a superb site for any business needing ultra-high exposure that requires commercial zoning of C-4. Morgan Avenue (State highway 62) is one of the highest traffic count thorough fares in a Mid-Western town with a population over 130,000. In addition, many surrounding towns and communities look to Evansville as their center of commerce. This property greatly benefits from that fact by being located on Morgan Avenue, which is minutes from US Highway 41, the Lloyd Expressway and the I-164 Bypass.

Located in the heart of one of the well-established business areas in Evansville, this property also has future investment and growth potential with much surrounding development including a new Walgreen's complex and strip centers just half a block away. There are also many prominent high-traffic neighboring businesses including: CVS Pharmacy, Walgreen's Pharmacy, Wesselman's Grocery, Frontier Liquors, Subway, Camelot Jewelers, Baumberger's Furniture, Buehler's Buy Low Grocery, Rural King, Accurate Electronics, H & R Block, Carriage House, Dollar General, Long John Silver's, Thornton's Convenience Store, Hardee's, Western Rib-Eye, Casey's Pawn, North Shore Mortgage, Clayton's Cleaners, Morgan Center Business complex and numerous others existing and in development.

**contact@leadfsbo.com**



More information including e-mail photos upon request. E-mail [maxgem@insightbb.com](mailto:maxgem@insightbb.com) or Phone (812)867-1671 or (812)454-1407.

## PROPERTY DETAILS

Sq. Footage: 1925  
# of Floors: 2  
# of Bedrooms: 3  
# of Bathrooms: 1  
Year Built: 1950

If you like this house, call its owner by telephone (812)454-1407 or leave him message.

With him you may on all agree.

Without go-betweens. Without comission.

## Contact Information

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Contact: Robert Maxedon

Phone: (812)454-1407

Phone: (812)867-1671

Email:

*All information is deemed reliable but is not guaranteed and should be independently verified.*

When you re looking through the Sunday paper you might see ads that say [fsbo home](#), [fsbo house](#), or [fsbo land](#). What does fsbo mean? FSBO stands for For Sale By Owner. This is when a seller puts up his home or land for sale without the use of a real estate agent.

# NEW!