



**AVAILABLE**

**1101 Harmony Way**  
**EVANSVILLE, IN 47720**



## FOR SALE

- |                |                           |           |                |                             |
|----------------|---------------------------|-----------|----------------|-----------------------------|
| • Sale Price:  | <del>\$150,000</del>      | \$129,900 | • HVAC:        | Central w extra window unit |
| • Total SF:    | 1,407 SF                  |           | • Updates:     | New inline water heater     |
| • Lot Size:    | 0.15 Acre                 |           | • Water/Sewer: | City                        |
| • Year Built:  | 1940                      |           | • Signage:     | Fully Electric              |
| • Zoning:      | C-1 Neighborhood          |           | • Showing:     | Contact Listing Broker      |
| • Current Use: | Vacant                    |           | • Location:    | West Side                   |
| • Ideal Use:   | Office or Service Related |           |                | 0.30 mi to Mater Dei Campus |
| • Electric:    | 200 amp service           |           |                | 1.25 mi to Mesker Park Zoo  |

Very high traffic location! This building could be a great location for any office or small retail use. The main area is wide open space and 1 restroom. The rear of the building was formerly a kitchen area and is wide open with a small storage area and staff restroom.

**For more information, contact:**

**Kyle Bernhardt, Broker**

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**812-473-6677 • FCTuckerCommercial.com**

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