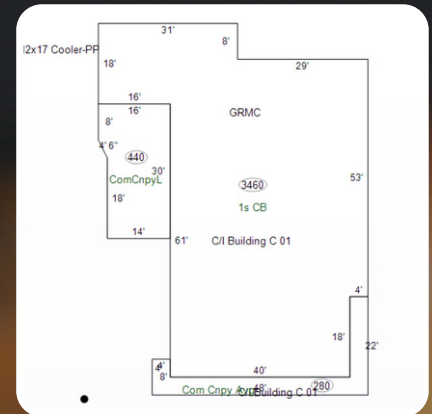




1104 E DIAMOND AVE, EVANSVILLE, IN

\$183,750



This 3,400+ GBA single-tenant commercial building offers versatile potential in a prime General Industrial District (M-2) zone. With easy access to US HWY 41, the property is ideal for attracting a high volume of visitors. Suitable for a wide range of uses, including taverns, bars, theaters, health clubs, microbreweries, and more-perfect for investors looking to capitalize on diverse leasing options. Don't miss out! Property sold "As-is".

Buyer and/or buyer's agent responsible for verifying all pertinent information deemed relevant by the prospective buyer, including but not limited to square footage, acreage, utilities, taxes, permitting, condition, school zones, HOAs, etc.

PARCEL #: 82-06-16-017-023.021-027

DAN MAHANEY
 LICENSED INDIANA REAL
 ESTATE BROKER
 LIC. #RB14034844



REAL ESTATE
 REAL LOOK

4600 NW PLAZA DR, SUITE D
 ZIONSVILLE, IN 46077
 (317) 432-6267
 DAN.MAHANEY@REALLOOK.COM