

# 1201 Hall Street

## OWENSBORO, KY

OWNER-USER/INVESTOR: ±9,904 SF RETAIL/SERVICE BLDG + OPTIONAL UL-LISTED SIGN BUSINESS & ASSETS FOR SALE.

- Price (RE): \$650,000 | Site: ±0.453 AC | ±9,904 SF
- UL-listed electric sign fabrication –unique local capability
- Optional business & assets (FF&E, inventory, IP, domain/phone) via NDA
- Central Owensboro location; block/brick construction; slab; flat roof; central heat/AC
- Public record notes potential second-floor apartments
- NDA required for 2022–2024 tax returns, FF&E list, and confidential docs

This is a real estate-first offering. The operating sign business & assets may be acquired under a separate, NDA-protected agreement. Brokerage provides no business underwriting; buyer to rely on independent review of seller-provided tax returns (3 years) and documents.











**GULFSTREAM**  
COMMERCIAL SERVICES, LLC



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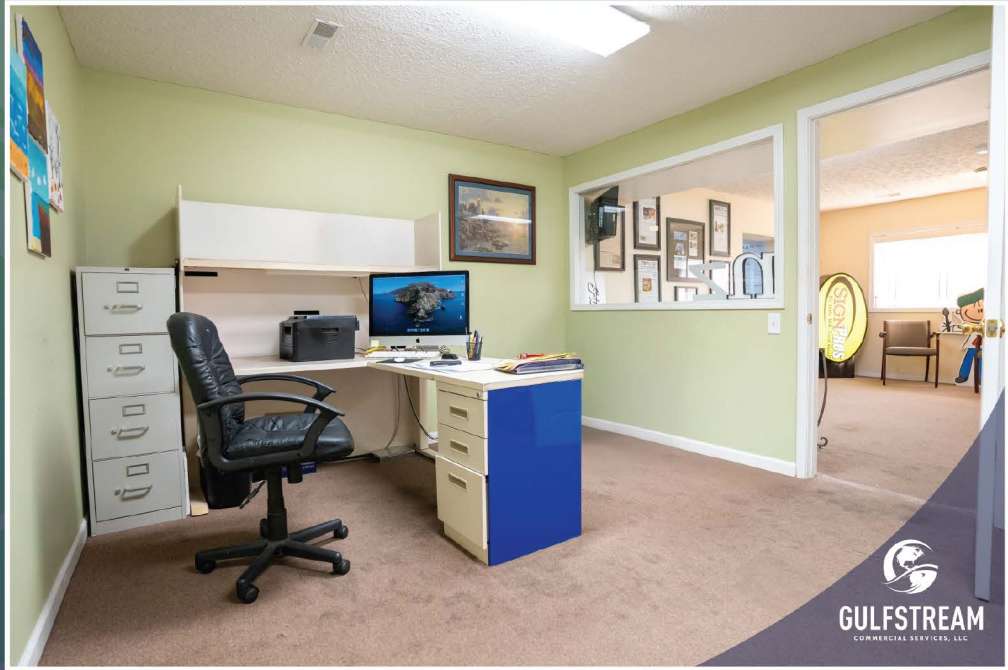
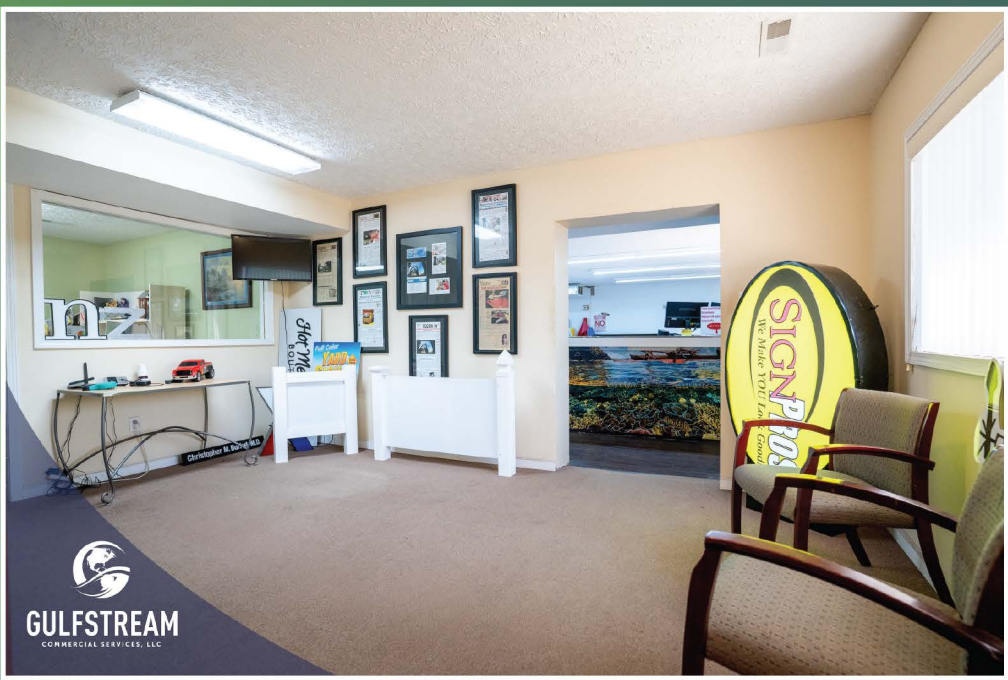
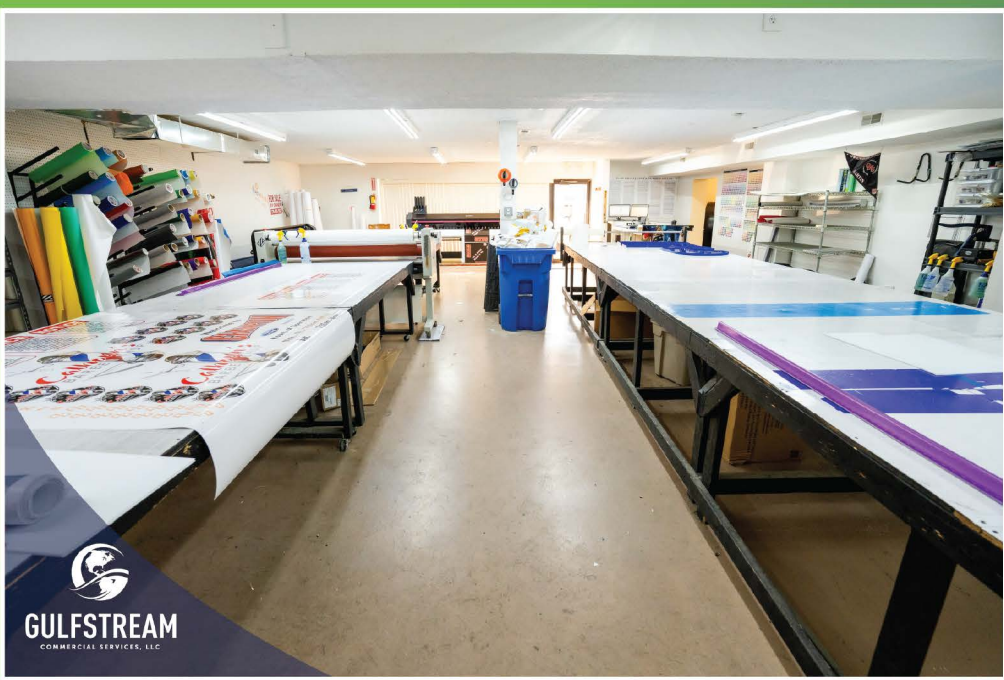


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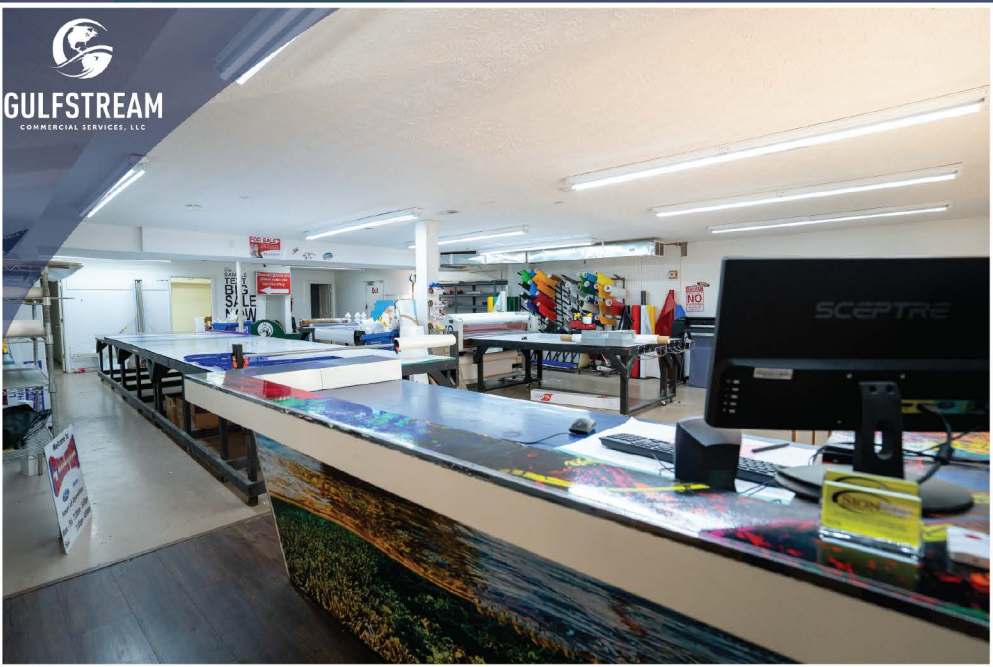


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CRE Brokerage, Management, Development,  
and Investment Partners from the ground up.



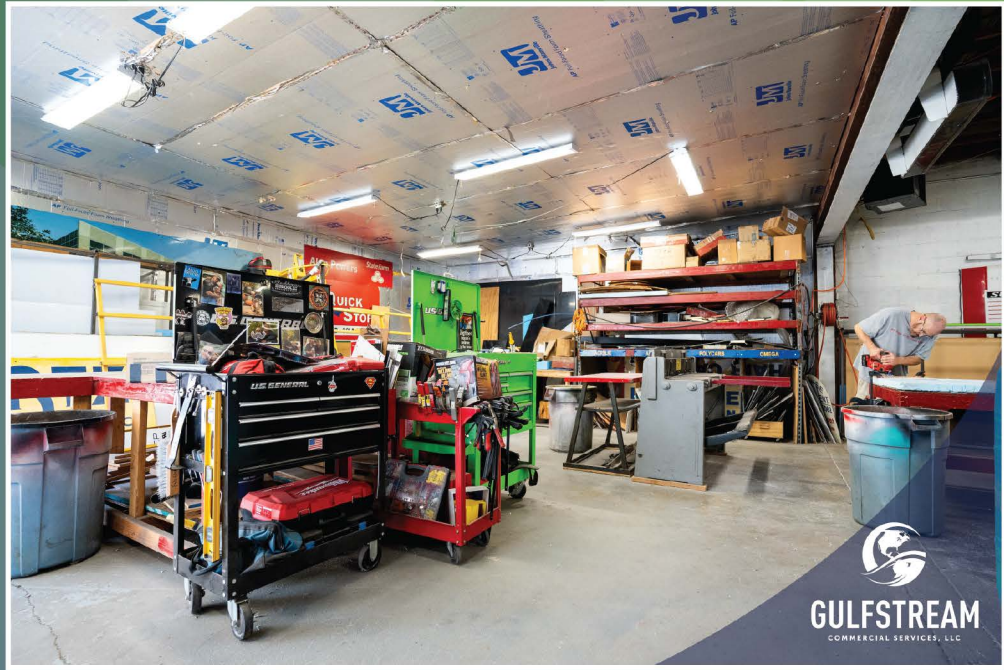
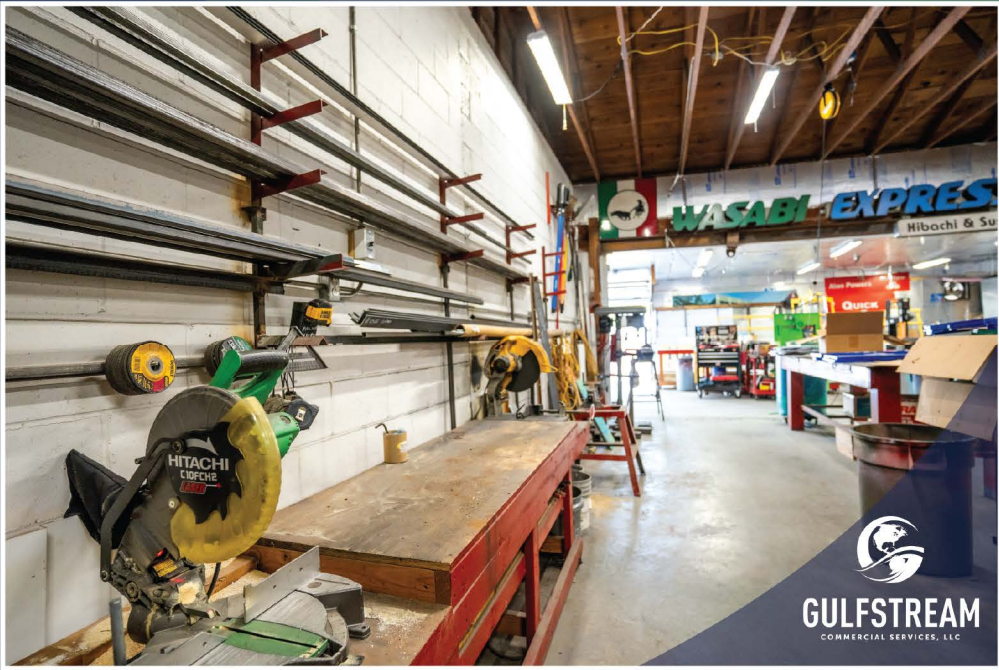




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