

# RETAIL FOR SALE OR LEASE

104-106 N. Main Street  
Walton, KY 41094

## PROPERTY SUMMARY

Building: 13,783 sq. ft.

Acreage: 1.16

Price: \$1,300,000 - **REDUCED**

Available Spaces: 1,800 s.f. - Delicatessen  
9,718 s.f. Processing Refrigeration

### Lease Terms

Rent: \$12.25 per sq. ft. or \$12,000 per month

CAM: NNN

Years: 5 - 10

Zoning: WD (Walton Downtown District)

## DESCRIPTION

Restaurant, delicatessen, meat processing facility containing cooler and freezer space with three dock doors for shipping and receiving.

Restaurant is fully leased. All equipment, furniture and fixtures included.



## SITE



**F1RST**  
**COMMERCIAL**  
**REALTY INC.**

**Matt Franks**

73 Cavalier Blvd., Suite 325

Florence, KY 41042

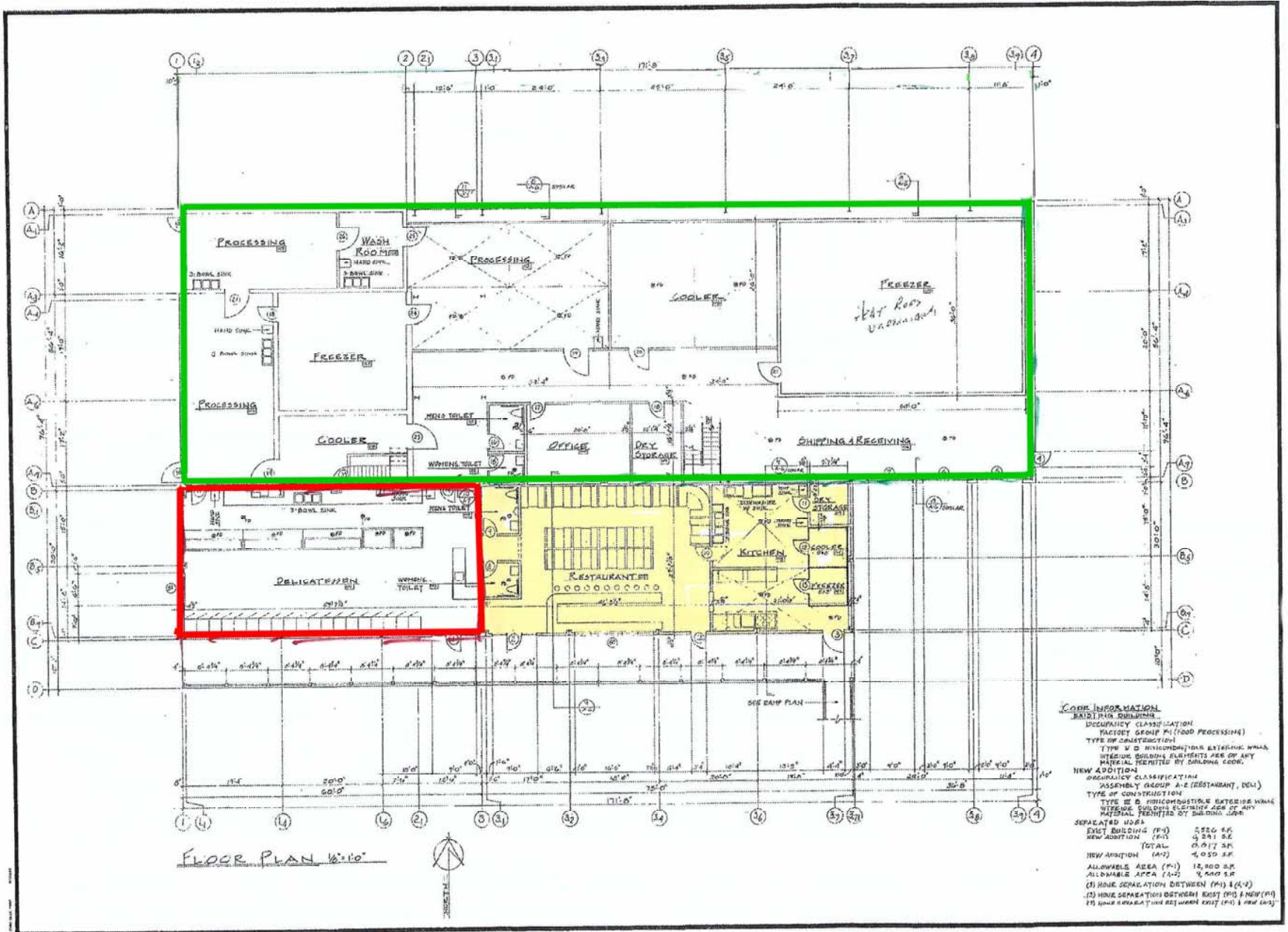
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[www.firstcommrealty.com](http://www.firstcommrealty.com)

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**CODE INFORMATION**  
 EXISTING BUILDING  
 OCCUPANCY CLASSIFICATION  
 FACILITY GROUP P1 (FOOD PROCESSING)  
 TYPE OF CONSTRUCTION  
 TYPE V D NONCOMBUSTIBLE EXTERIOR WALLS  
 INTERIOR BUILDING ELEMENTS ARE OF ANY  
 MATERIAL PERMITTED BY BUILDING CODE.  
 NEW ADDITION  
 OCCUPANCY CLASSIFICATION  
 ASSEMBLY GROUP A-2 (RESTAURANT, DELI)  
 TYPE OF CONSTRUCTION  
 TYPE II B NONCOMBUSTIBLE EXTERIOR WALLS  
 INTERIOR BUILDING ELEMENTS ARE OF ANY  
 MATERIAL PERMITTED BY BUILDING CODE.  
 SEPARATED HOBA  
 EXIST BUILDING (P-1) 5,556 SF  
 NEW ADDITION (P-1) 4,231 SF  
 TOTAL 9,787 SF  
 NEW ADDITION (A-2) 4,050 SF  
 ALLOWABLE AREA (P-1) 12,900 SF  
 ALLOWABLE AREA (A-2) 9,900 SF  
 (1) HOUR SEPARATION BETWEEN (P-1) & (A-2)  
 (2) HOUR SEPARATION BETWEEN EXIST (P-1) & NEW (P-1)  
 (3) HOUR SEPARATION BETWEEN EXIST (P-1) & NEW (A-2)

Processing/Shipping     Deli     Leased Restaurant