

FOR SALE

Danville, KY Package

1,115,000

2 QUADS 1 SFH

Multi Family Package Deal

9 Doors | 3 Buildings

Cash Producing Assets

1031 Exchange Friendly

MFH Housing Included



KYCB

COMMERCIAL BROKER

TANNER GOOD

WWW.KYCB.NET



KYCB COMMERCIAL BROKER

859.339.8105

218 Stanford Avenue

Danville, KY 40422

tanner@kycb.net

CONTACT TANNER



859.339.8105





Key Investment Benefits:

- ✓ Immediate Cash Flow with a Projected \$10,500/Month in Rental Income
 - ✓ Turnkey Upgrades – No Major Capital Expenditures Needed
 - ✓ Steady Demand for Multifamily & Single-Family Rentals in Danville, KY
 - ✓ Cap Rate Potential – Strong Income Growth with Market Rents
 - ✓ Low Vacancy Risk – High Occupancy Rates in the Area
 - ✓ Convenient Side-by-Side Quadplexes for Easy Property Management
- 📧 Interested? Contact me for financials, rent rolls, and private showings

📍 Tanner Good | KYCB Commercial Broker

🌐 www.kycb.net

📞 859.339.8105



CONTACT US

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✉ tanner@kycb.net

📞 859.339.8105



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Portfolio Overview:

💰 Asking Price: \$1,115,000

📈 Projected Market Rent: \$10,500/month

🏠 Total Units: 9 (8 quadplex units + 1 single-family home)

🔧 Recent Upgrades: New roofs, full interior renovations, plumbing, flooring, kitchens & more!