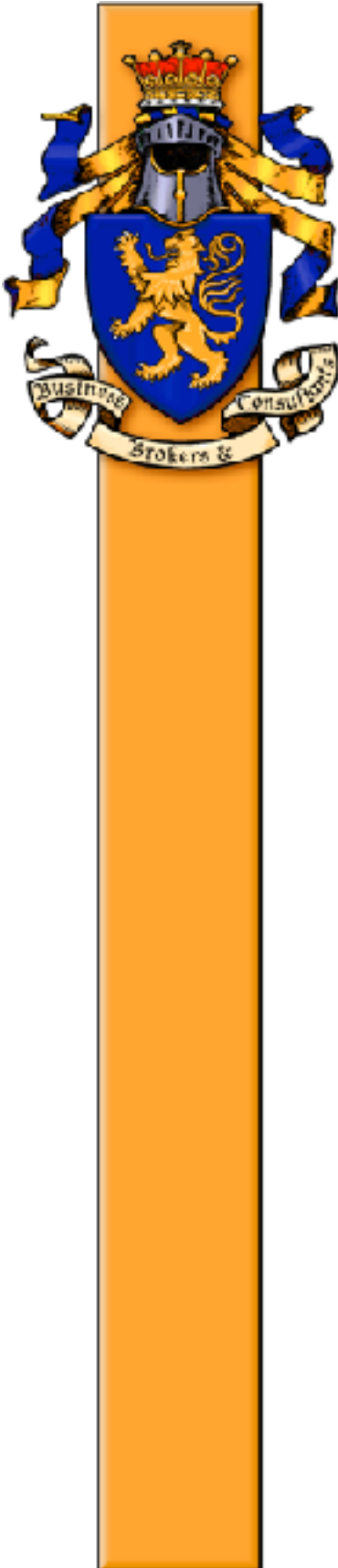


# ***Business Acquisition Opportunity***

*Offered by*

**Business Brokers &  
Consultants**



11615 Main Street  
Middletown,  
Kentucky 40243



Business Acquisition Specialists

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# 11615 Main Street

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ELEVEN HUNDRED MAIN STREET, LLC

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## PLEASE NOTE

*Information contained in this profile concerning the property have been provided to Business Brokers & Consultants by the property owners. The information provided by these individuals is deemed reliable, however none of this information has been verified by Business Brokers & Consultants. Business Brokers & Consultants cannot and will not assume any responsibility for either the accuracy or completeness or lack thereof of such information. Any party wishing to pursue acquisition is responsible for conducting their own due diligence.*

**BUSINESS HIGHLIGHTS**

|  |  |
|--|--|
| <b>Landlord-</b>                             | <b>Eleven Hundred Main Street, LLC</b>   |
| <b>Location</b>                              | 11615 Main Street<br>Louisville, Kentucky 40243  |
| <b>Parcel ID</b>                             | <a href="#">Parcel ID: 002203260000</a><br><a href="#">Parcel LRSN: 8100325</a>  |
| <b>Real Estate Zoning</b>                    | C1   |
| <b>Lot Size</b>                              | 0.07860 Acres  |
| <b>Special Review Districts</b>              | Overlay District: NO<br>Historic Preservation District: CITY OF MIDDLETOWN<br>Urban Renewal: NO<br>Enterprise Zone:NO<br>System Development District: A<br>Historic Site:YES<br>National Register District: BANK OF MIDDLETOWN |
| <b>Building Construction</b>                 | Single Story<br>Masonry  |
| <b>Gross interior Sq Footage</b>             | 960+/- square ft<br>Gross interior dimensions 18 x 53<br>(See Architectural Drawings)  |
| <b>Asking Price Purchase<br/>Real Estate</b> | <b>\$499,000.00</b>  |
| <b>Asking Price LEASE<br/>Real Estate</b>    | <b>Negotiable</b>  |



## **Overview**

11615 Main Street is one of the few available locations on Middletown's charming Main Street. The desirable and busy retail district is famous for its community festivals and destination shopping.

This beautifully designed historical property is located directly on Main Street and offers 962+/- gross sq ft of light filled inviting space. The owner thoughtfully renovated the property specifically to house a coffee shop or cafe, but the location is ideal for any type of retail or boutique offices. It has been home to a coffee shop, bakery, and other successful retailers since its renovation a 2018. The space speaks for itself with classic architectural details, and impressive high ceilings. Original hardwoods and pressed tin details are skillfully married to modern plumbing, electrical and mechanical systems. The Location offers all the charm you could ever want and benefits from thoughtful upgrades throughout.

A Small Restaurant Grade Kitchen, Bar, open seating, and new restroom are just a few of the many upgrades.

Owner is willing to lease the property on favorable terms or sell the Real Estate for \$499,000.00





11615 Main Street  
Middletown,  
Kentucky 40243



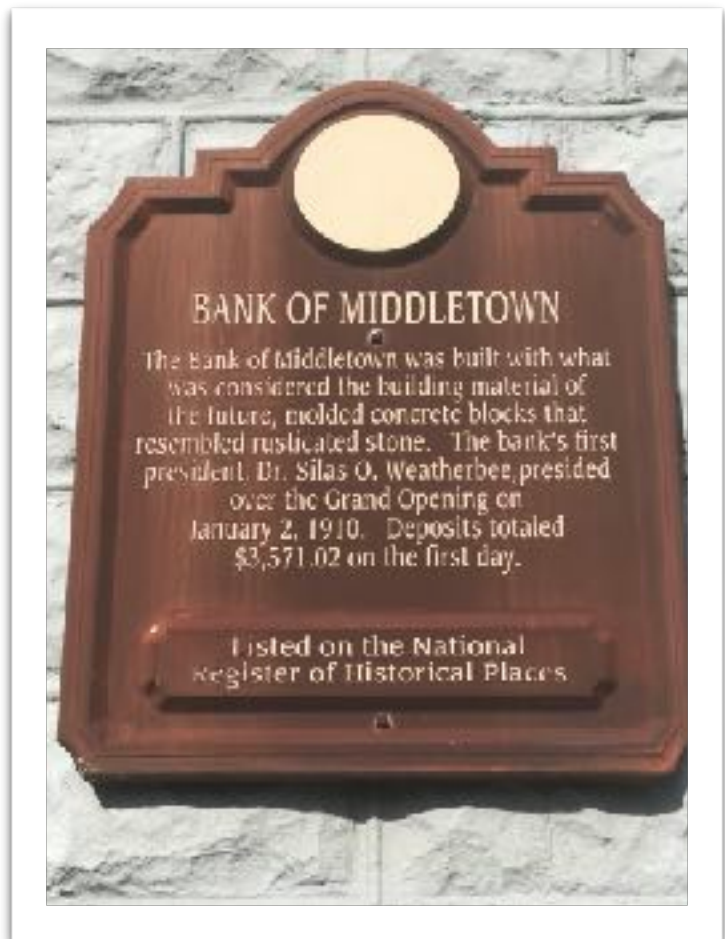


## **Renovation Highlights & Historic Details**

11615 Main Street is a 960+/- gross interior sq. ft. historic property located on Main Street in Middletown Kentucky. The property was originally home to "Bank of Middletown." It is a stand alone open span building listed on the National Register of Historic Places, constructed circa 1910. Like several other historic properties that line the destination shopping district of Middletown, 11615 Main St is constructed of molded concrete block that resembles rustic stone. The construction was considered the building material of the future in 1910, and has certainly withstood the test of time.

The renovation completed in 2019 included practical elements such as the installation of a restaurant grade warming kitchen, electrical upgrades, a new bathroom, roof repairs and reconfiguration of the property's interior walls and stairway. It also incorporated a number of bespoke design choices that honor the building's history.

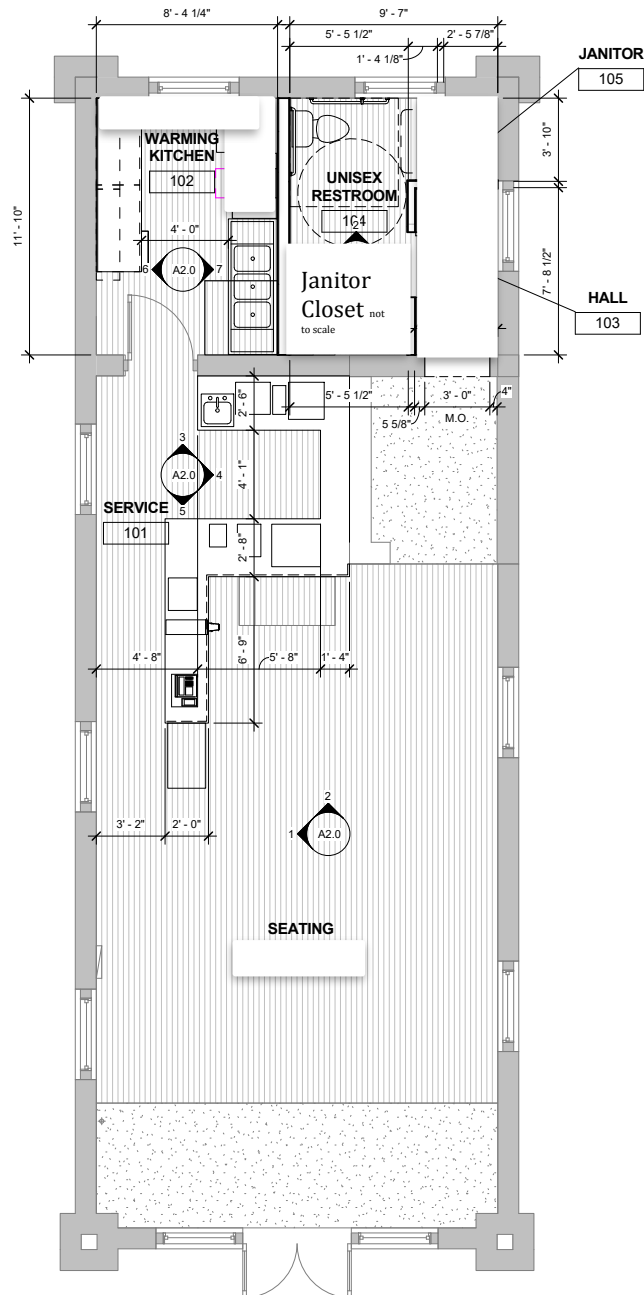
- High ceilings retain their original pressed tin crown molding and panels, which have been beautifully preserved throughout.
- Gorgeous hardwood floors were refinished and the original concrete floor space which once sat beneath the Bank's vault remains in-tact as a nod to the property's rich history. It has been stained and polished to a rich finish that compliments the hardwoods but still garners attention to historic detail.
- New "vintage style" hexagonal black and white tile was used in the kitchen and bath flooring.
- Butcher block countertops are used in the kitchen.
- The Coffee bar has period correct wainscot panel with stunning but practical solid surface white counter tops.
- The Renovation included overhead lighting to compliment the space that was finished with period correct milk glass and rose gold lighting fixtures.





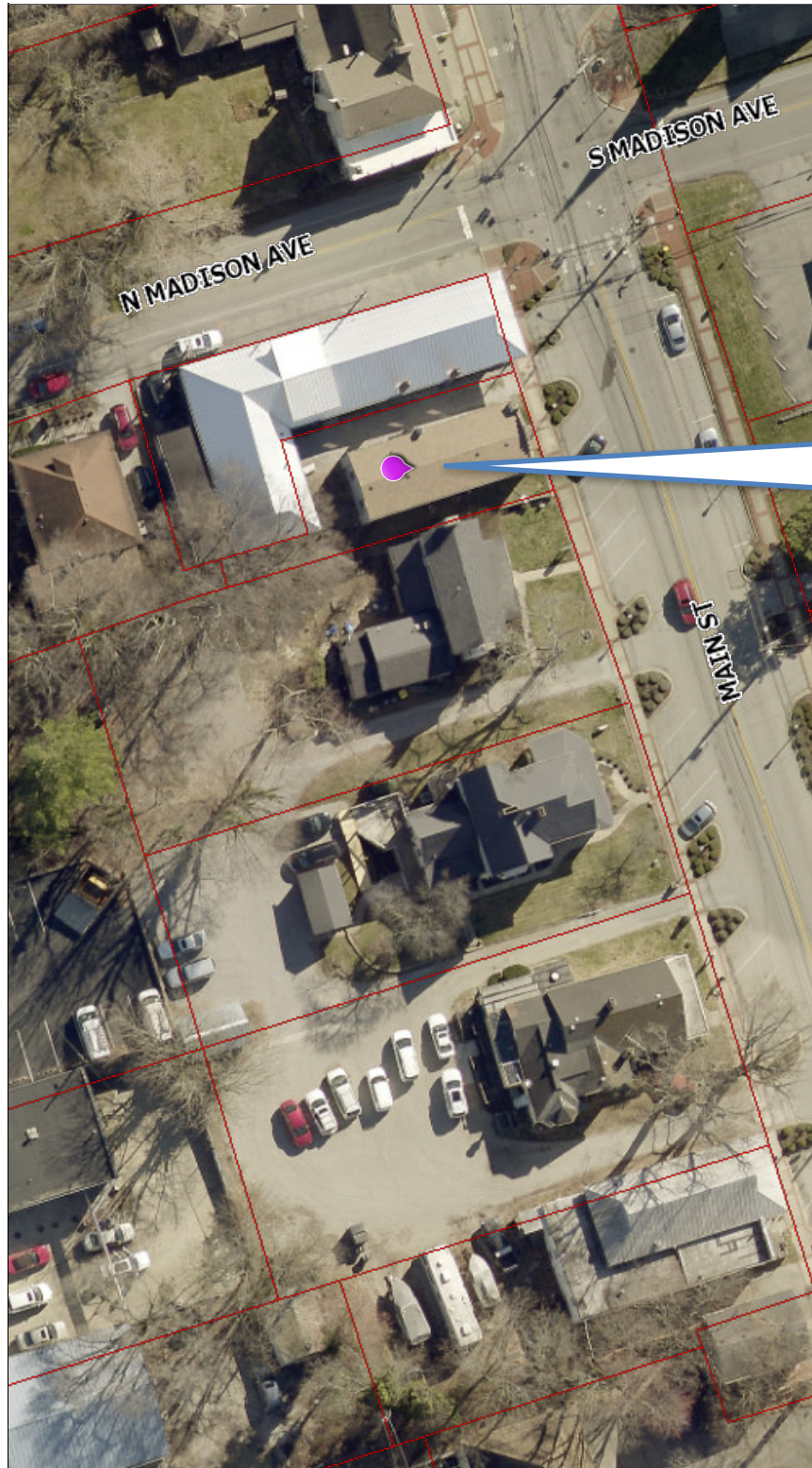


## Floor Plan



① FLOOR PLAN





Louisville Metro, MSD, LWC & PVA © 2021  
This map is not a legal document and should only be  
used for general reference and identification.

**11615 Main  
Street**

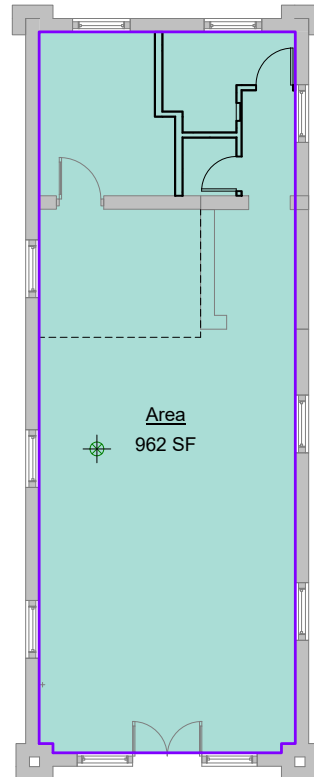
**logic map**

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## **Facilities & Architectural Design from Renovation**



### **② AREA PLAN**

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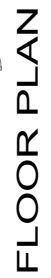
**1/8" = 1'-0"**

**1615 MAIN STREET, LOUISVILLE, KY 40243**



# DEMOLITION FLOOR PLAN

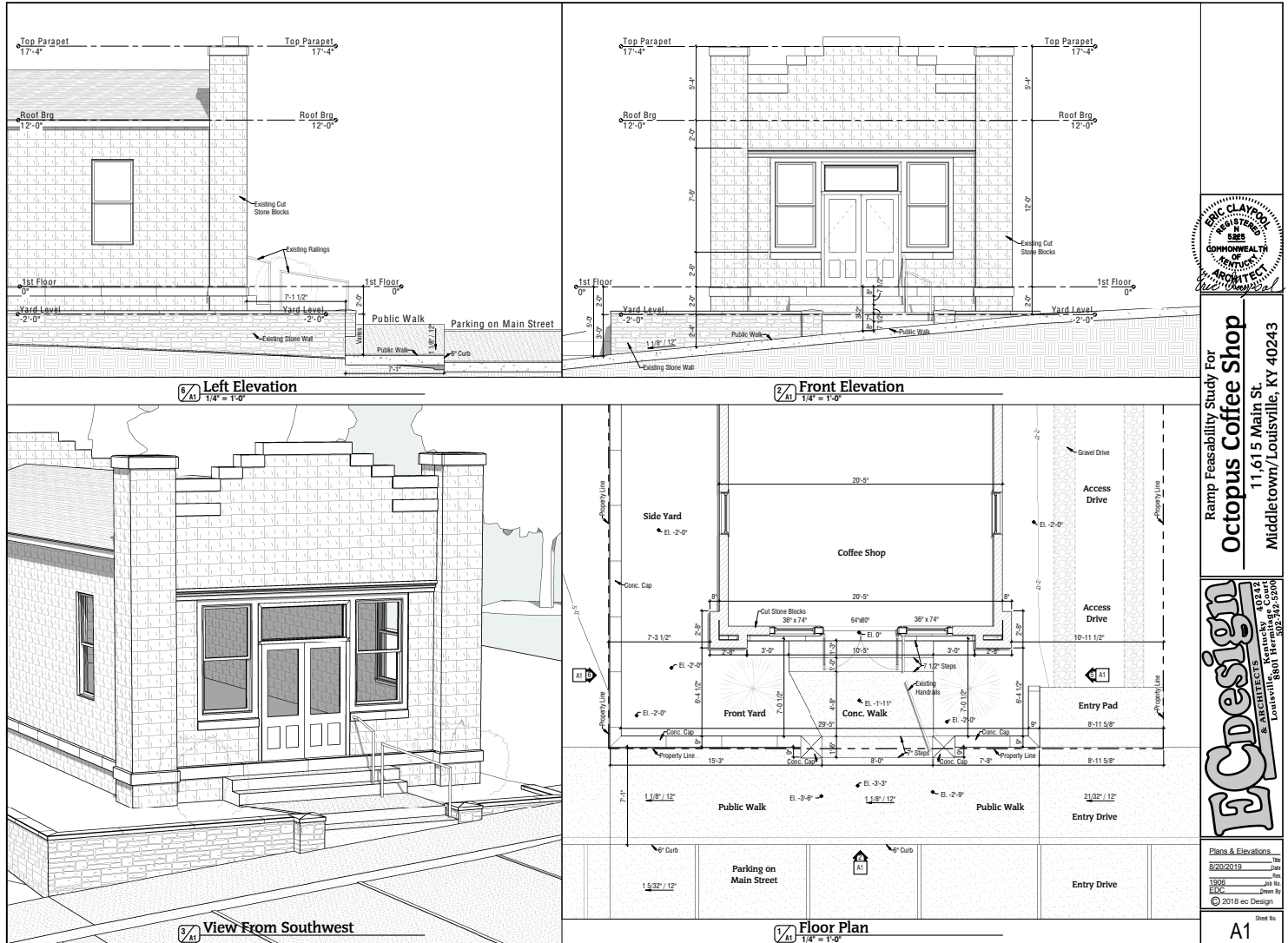
②



Ⓒ



# Front Elevation & Ramp Feasibility Study 2019







**Eric Claypool**  
**8801 Hermitage Ct.**  
**Louisville, KY 40242**  
**Tel. 502-742-5200**  
**ericclaypool@att.net**

## Code Response

September 4, 2019

To: Janice Johnston  
 Building Review  
 Planning and Design  
 444 S. 5<sup>th</sup> Street  
 Louisville, KY 40202  
 502-574-3321

Re:   
 Handicap Ramp Feasibility Study  
 11,615 Main St., Middletown,  
 Louisville, KY 40243  
 Jefferson County

From: Eric Claypool  
 EC Design  
 8801 Hermitage Ct.  
 Louisville, KY 40242  
 502-742-5200

Dear Janice:

Ms Clarisa Daluna asked me to look at this building at 11,615 Main Street in Middletown and to study the feasibility of adding a handicap ramp at the front door. The building's finish floor is 2'-0" above the main yard which is also terraced several feet above the public walk. The yard is terraced with a stone retaining wall around the front yard and side. The front of the building is set back from the property line by only 7'-0" which is also the public walk and the retaining wall around the front property. After we get a proper landing at the front door we would not be able to get a ramp down from there at the required 1:12 slope. This will take a turn-around required and with (2) widths of the ramp we would be extended over the property line and into public walk. There is not a feasible way to get a ramp down from here being in such a tight space short distances. I have surveyed and documented the entry way and I do not believe that it is possible to get a ramp handicap ramp down from this front door without it extending into the access drives or into the public ways. Thank you for your prompt consideration in this matter.

Thank again,  
 And yours truly,

Eric Claypool

*Eric Claypool*  
 EC Design





*This information is deemed reliable, but is not guaranteed. Buyers are required to perform their own due diligence.*



Eleven Hundred Main Street, LLC

Approved \_\_\_\_\_