

329 S Church Street Cynthiana, KY 41031



Discover the allure of 329 South Church Street in Cynthiana – home to The Prizing House, a storied landmark brimming with community vitality.



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329 S CHURCH STREET

Discover the allure of 329 South Church Street in Cynthiana – home to The Prizing House, a storied landmark pulsating with community vitality. Formerly a tobacco Prizing House and the inaugural site of 3M's Cynthiana plant, this property weaves a rich tapestry of industrial history into its very foundation.

Spanning 15,600 square feet across an expansive acre, The Prizing House epitomizes versatility and revenue-generating potential. Nestled in the heart of downtown Cynthiana, its prime location offers both historical charm and contemporary convenience. This is more than just real estate; it's a canvas for your vision.

Renovated to perfection, The Prizing House boasts upgraded electrical systems, HVAC units, and a healthy list of building improvements in recent years. Additional features include Phase 3 Electric, a fully equipped catering kitchen, and a loading dock, ensuring operational readiness for varied entrepreneurial endeavors. A generous parking lot with 40+ spaces adorns the main entrance, supplemented by an additional 20 spaces just across the road.





Step inside to discover its transformation: the front half gleams as a premier special events venue, featuring a 9,000 square foot banquet hall, complemented by a groom's room, bridal suite, office, and more. Here, weddings, proms, galas, and community gatherings find their perfect setting.

The rear half of the property unveils a spacious 6,000 square foot warehouse, ideal for distribution, storage, or bespoke business ventures. Versatility is the cornerstone here, catering effortlessly to diverse commercial needs.

Seize the opportunity to own a piece of Cynthiana's heritage with The Prizing House. Whether you're expanding event capabilities, leasing warehouse space, or creating a distinctive mixed-use environment, this property promises endless potential. The new owner has the freedom to reimagine the space to suit their vision, unrestricted by current usage. Embrace the legacy. Embrace the future. Secure 329 South Church Street today. Your next venture starts here.



Building Improvements

New electrical wiring

Roof replaced during renovation

5 heating / cooling units

Added entry door

Installed a new showroom door

Main Bathrooms (4 stalls in each restroom)

Poured Sidewalks

Repaired hardwood floor/refinished

Painted interior and exterior

Added bridal suite bathroom

Paved and Striped Parking Lot

Installed Extensive Landscape

Removed old “Mission Building”

Brick was tuck pointed as needed

LED lighting in back of warehouse

Brass chandeliers in venue portion

Developed “Gallery” space for small events

MLS #: 24015056

329 S Church St, Cynthiana, KY 41031

Property Type - Comm/Prof/Ind

Business Type - Mixed,Warehouse,Other

Lot Acres - 1.56

Area - 016 - Harrison County

Lot Size Square Feet - 67,954

County - Harrison

Subdivision - Downtown

of Buildings - 1

Year Built - 1917

Zoning - Current: B-1

Tax Rate - 1.58

Stories - One

Sale Includes:

Buildings,Land,Business,Furniture,Fixtures,Equipment,Inventory

Construction Materials - Brick

Utilities -Electricity: Electricity Connected,Natural Gas: Natural Gas
Connected,Sewer: Sewer Connected,Water: Water Connected

Roof - Metal

Sewer -Public Sewer

Ceiling - Open

Floor Type - Concrete,Wood

Sprinklers - Wet

Parking - 36 - 55 Spaces,On Site,Paved

Docks - 1 - 3 Docks

Miscellaneous Features - 3 Phase Electricity

A note from the owners



We are excited to present an exceptional opportunity to acquire a historic and versatile property at 329 South Church Street in Cynthiana. Known as The Prizing House, this property has been a cornerstone of the community and a successful investment for us over the past 15 years.

After acquiring the warehouse, we dedicated a year to significant upgrades and renovations. We installed new electrical systems, heating and cooling units, and created a spacious parking lot to ensure the property's utility and appeal for a variety of uses. These enhancements allowed us to open The Prizing House, a premier special events venue in the front half of the building. Since then, we have proudly hosted a wide range of events, including weddings, proms, galas, and community gatherings.

Our venue attracts clients from Northern Kentucky to Georgetown to Lexington, building a strong reputation and brand recognition. We have leveraged active social media engagement, SEO strategies, and online marketing to maintain a robust presence and steady stream of clientele.

One of the most desirable aspects of this property is its remarkable adaptability. The Prizing House has proven to be a reliable income generator through its diverse event hosting capabilities. Additionally, the back half of the building has been utilized in various ways, adding to its versatility. It has been rented to a small business for headlight washing, served as a distribution point for pallets, and provided storage for personal equipment and projects.

The building's rich history adds to its unique charm. Originally a tobacco Prizing House, it was the first home of the 3M Cynthiana plant, and has also housed various factories and even a skating rink. This storied past makes The Prizing House not just a functional space, but a piece of Cynthiana's heritage.

We believe The Prizing House offers a unique combination of historical significance, modern amenities, and flexible usage possibilities. It's a rare find that holds significant potential for continued success and income generation.

We invite you to explore this exceptional property and consider the possibilities it holds for your investment portfolio.








Warm regards,

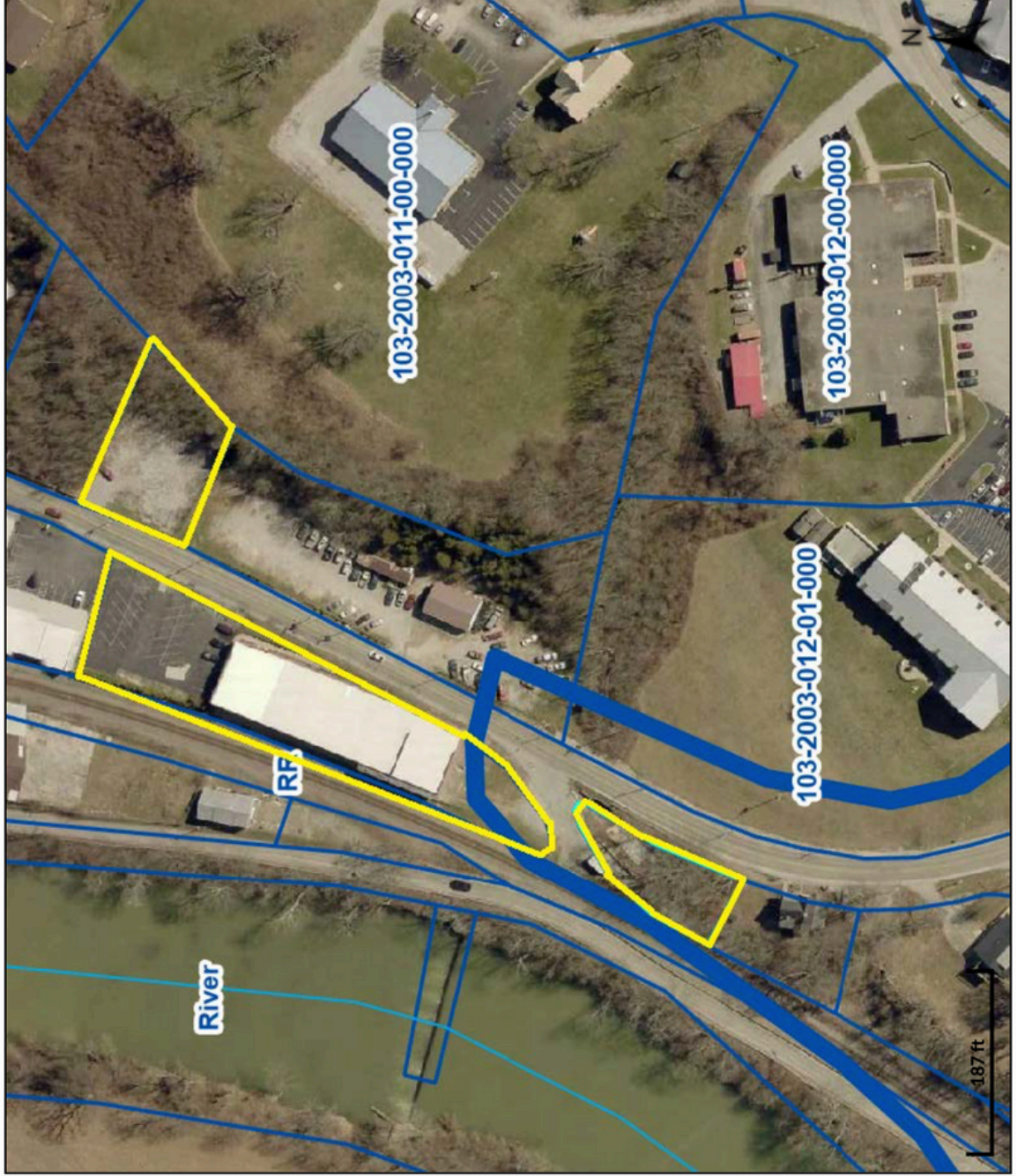
Wayne and Nell Anne Gossett

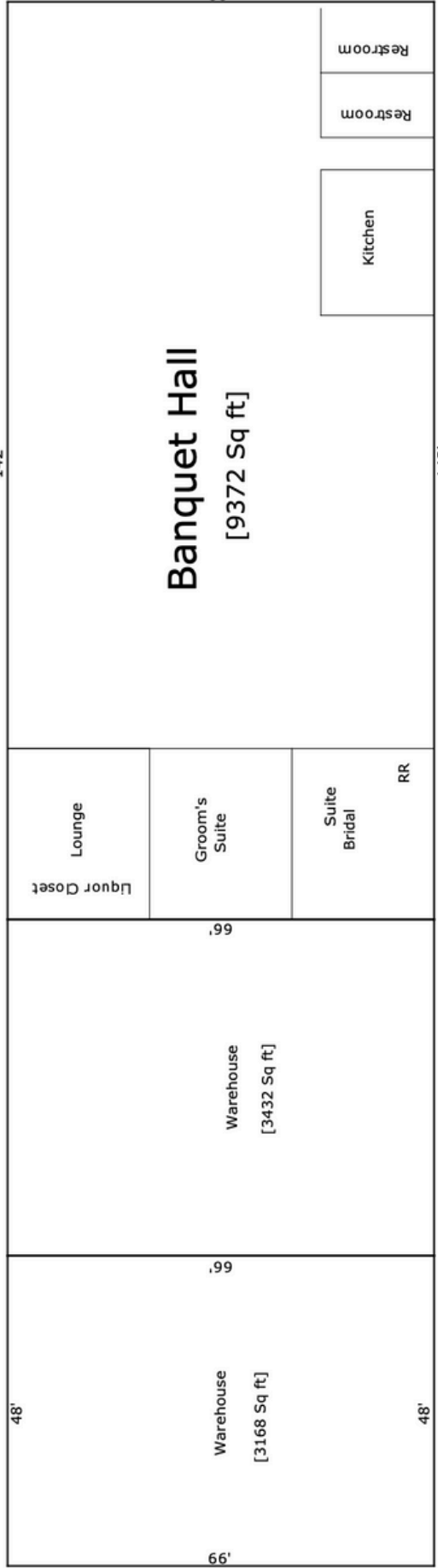
Overview



Legend

-  Parcels
-  Rivers
-  Corporate Limits
-  Low Level
-  County Outlines
-  Harrison
-  <all other values>





329

SOUTH CHURCH STREET

Rich History | Visual Location | Unique Opportunity

