

OFF THE RAILS TASTING ROOM & WINE DEPOT

2118 Bruce Ave | Louisville, KY
OFFERING MEMORANDUM



CONFIDENTIAL LISTING - ONLY CONTACT AGENT



Dahlem

Off the Rails Tasting Room & Wine Depot

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OFFERING SUMMARY

ADDRESS	2118 Bruce Ave Louisville KY 40218
COUNTY	Jefferson
BUILDING SF	7,200 SF
LAND ACRES	.78
TASTING ROOM SF	3,600 SF

FINANCIAL SUMMARY

PRICE	\$850,000
PRICE PSF	\$118.06

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	10,832	97,352	251,123
2023 Median HH Income	\$52,837	\$58,222	\$65,013
2023 Average HH Income	\$69,880	\$85,542	\$95,106

Entire Building

- Entire Building: Tasting Room & Second Floor Event Space/Apartment - For Sale

Tasting Room

- Great event space, turnkey cocktail bar
- Established, Operating Business - Open Since 2020
- Ideal Set Up for Brewery
- High-End/New Finishes



- Operating Kitchen

Second Floor

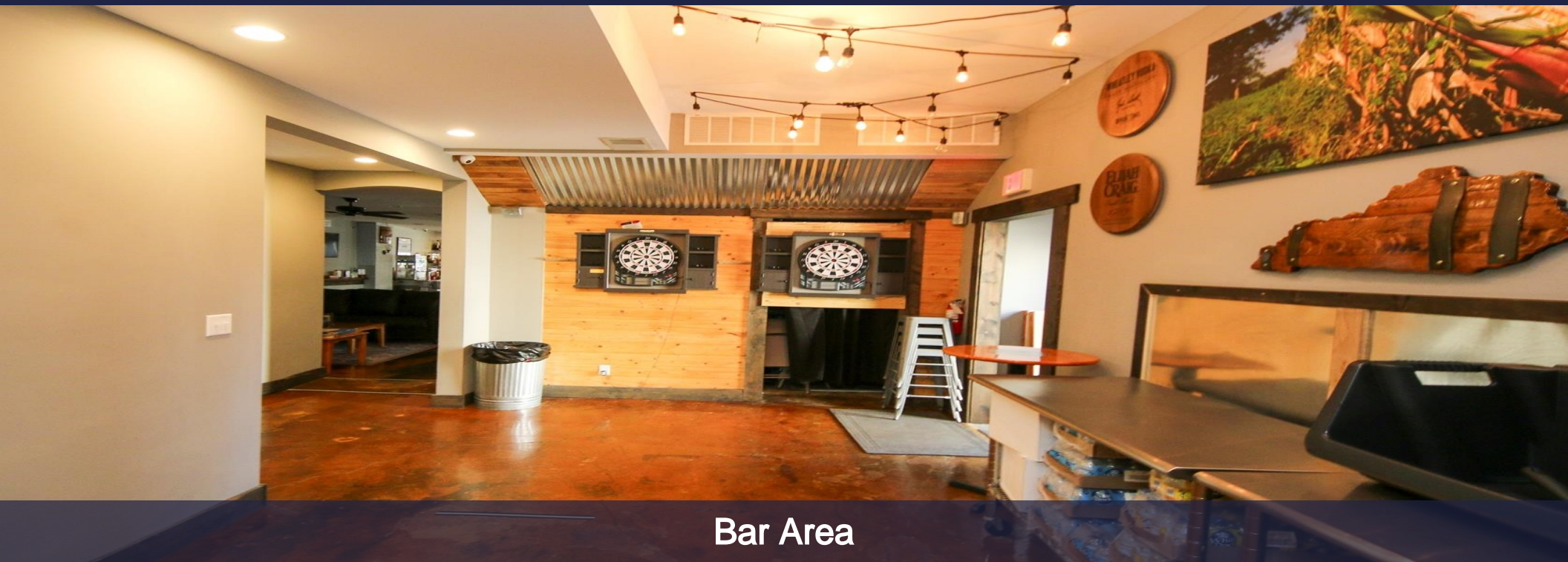
- Total SF - 3,600
- Office, Storage Room, Private Event Space with private bathroom. Perfect for Bourbon Enthusiasts!
- Apartment Featuring 2-3 Bedrooms and full bath with a spacious living room.



Bar Area



Kitchen Area



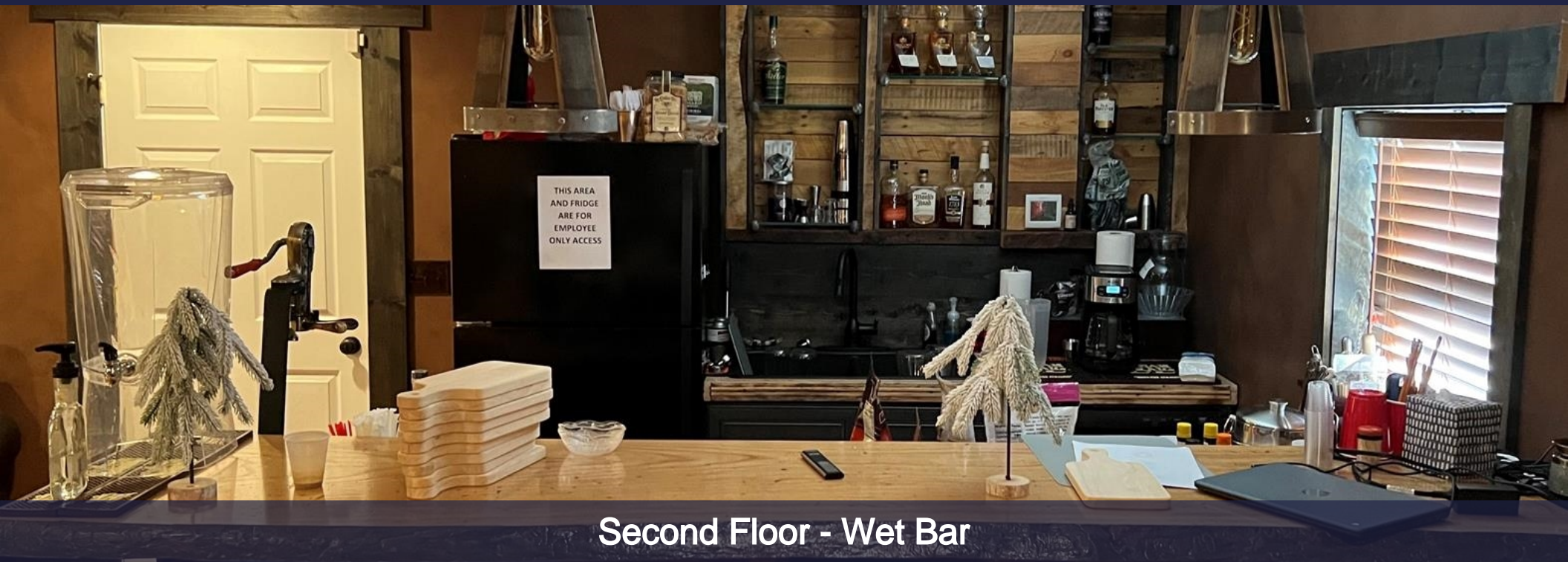
Bar Area



Second Floor - Apartment



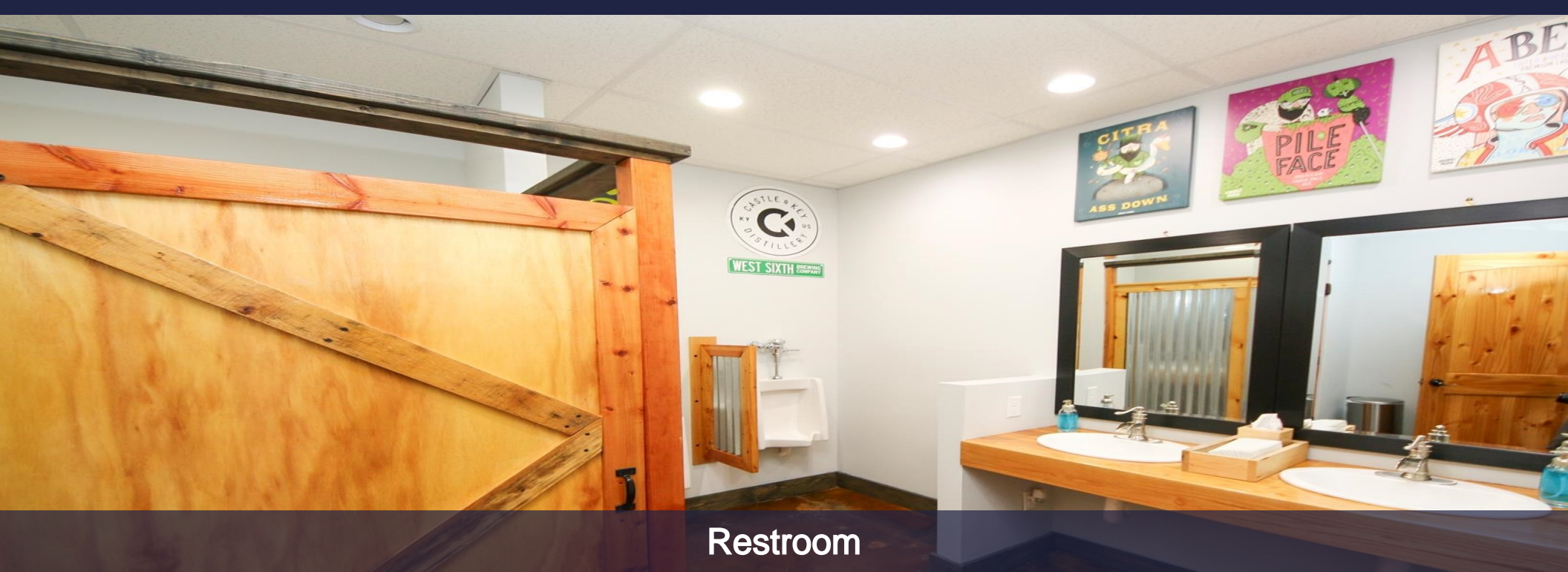
Second Floor - Bourbon Room



Second Floor - Wet Bar



Sitting Area



Restroom



Off the Rails Tasting Room & Wine Depot

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