

100 Saint Ann Street

OWENSBORO, KY

Exceptional Office Space in Downtown Owensboro – Available for Sale or Lease



Property Highlights:

- **Sizeable Footprint:** A total of 14,274 SF with options ranging from 200 SF to 9,516 SF for individual needs.
- **Location Advantage:** Ensures maximum visibility to high volumes of passing traffic in a well-frequented and picturesque riverfront.
- **Flexibility for Tenants:** Tailored spaces with potential for division or expansion to accommodate specific business requirements.

Investment and Customization:

- **Sale Price:** \$3,453,590 with a price of \$242/SF.
- **Lease Rate:** Attractively priced at \$17.50/SF/Yr for flexible leasing options.
- **Accessibility:** The site includes 7 parking spaces.

Building Specifications:

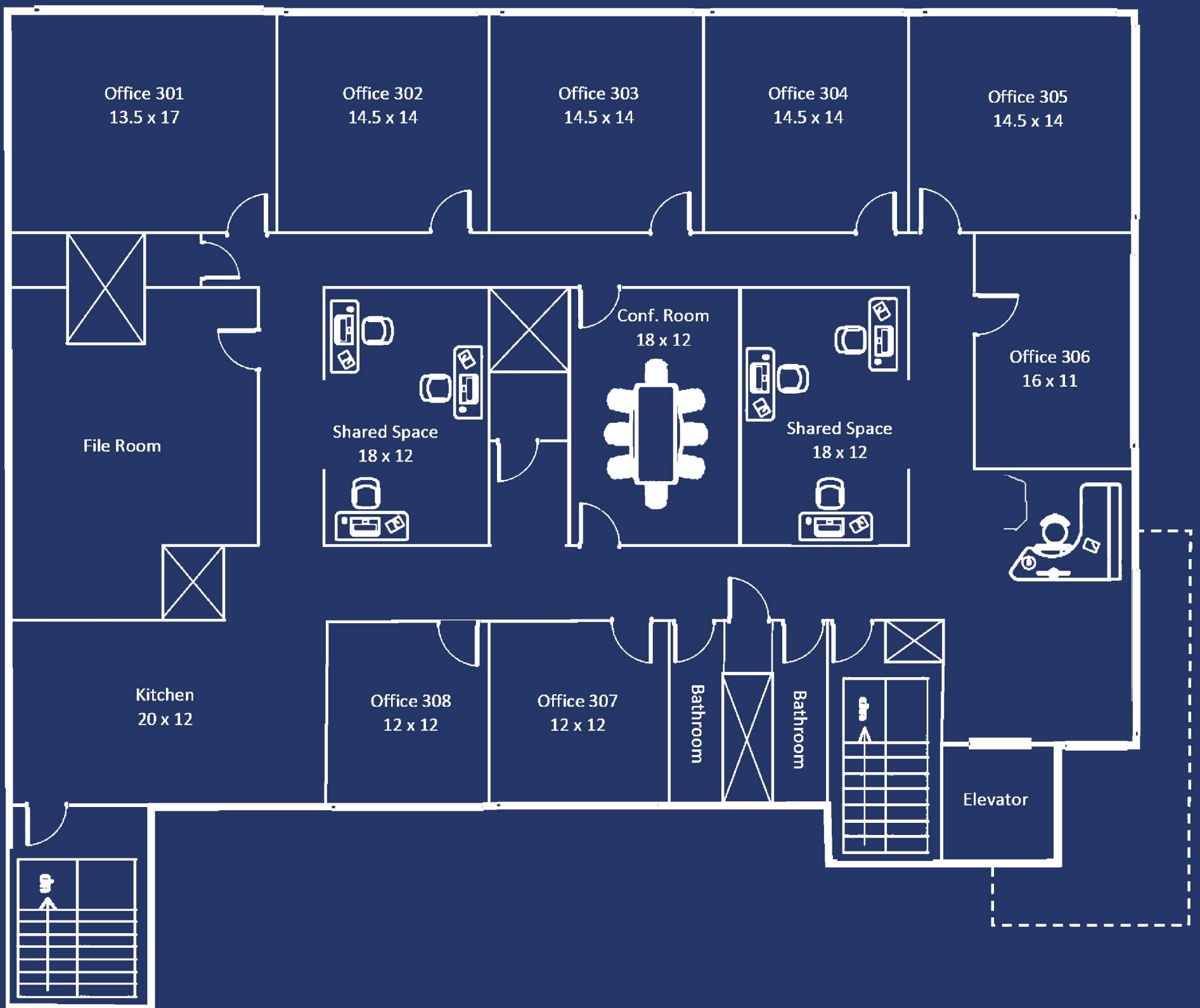
- **Year Built/Renovated:** 1964/2000
- **Typical Floor Size:** 4,758 SF
- **Building FAR:** 0.99
- **Land Area:** 0.33 AC within an Opportunity Zone



GULFSTREAM
COMMERCIAL SERVICES, LLC



Floor Plan



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GULFSTREAM



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