

## OFFICE BUILDING FOR SALE

# 188 CAL BATSEL

188 Cal Batsel Rd, Bowling Green, KY 42104



### PROPERTY DESCRIPTION

Introducing a prime opportunity for office building investment in the bustling South Warren area. This meticulously renovated 3,500 SF building, originally built in 1987 and most recently updated in 2026, offers a standout investment opportunity. Zoned LI, the property is perfectly suited for a range of office or office building uses, presenting a versatile and adaptable space for prospective investors. With its strategic location and impressive features, this property is poised to provide long-term value and growth potential in the thriving South Warren market.

### PROPERTY HIGHLIGHTS

- 3,500 SF building
- Built in 1987
- Renovated in 2026
- Zoned LI
- Strategic South Warren location

### OFFERING SUMMARY

Sale Price:	\$798,000
Lot Size:	25,037 SF
Building Size:	3,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	77	291	1,130
Total Population	236	898	3,372
Average HH Income	\$135,170	\$132,586	\$122,068

## Eric St. John, CCIM

Senior Commercial Real Estate Advisor  
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**Neal Turner Realty**  
Commercial and Industrial Brokerage

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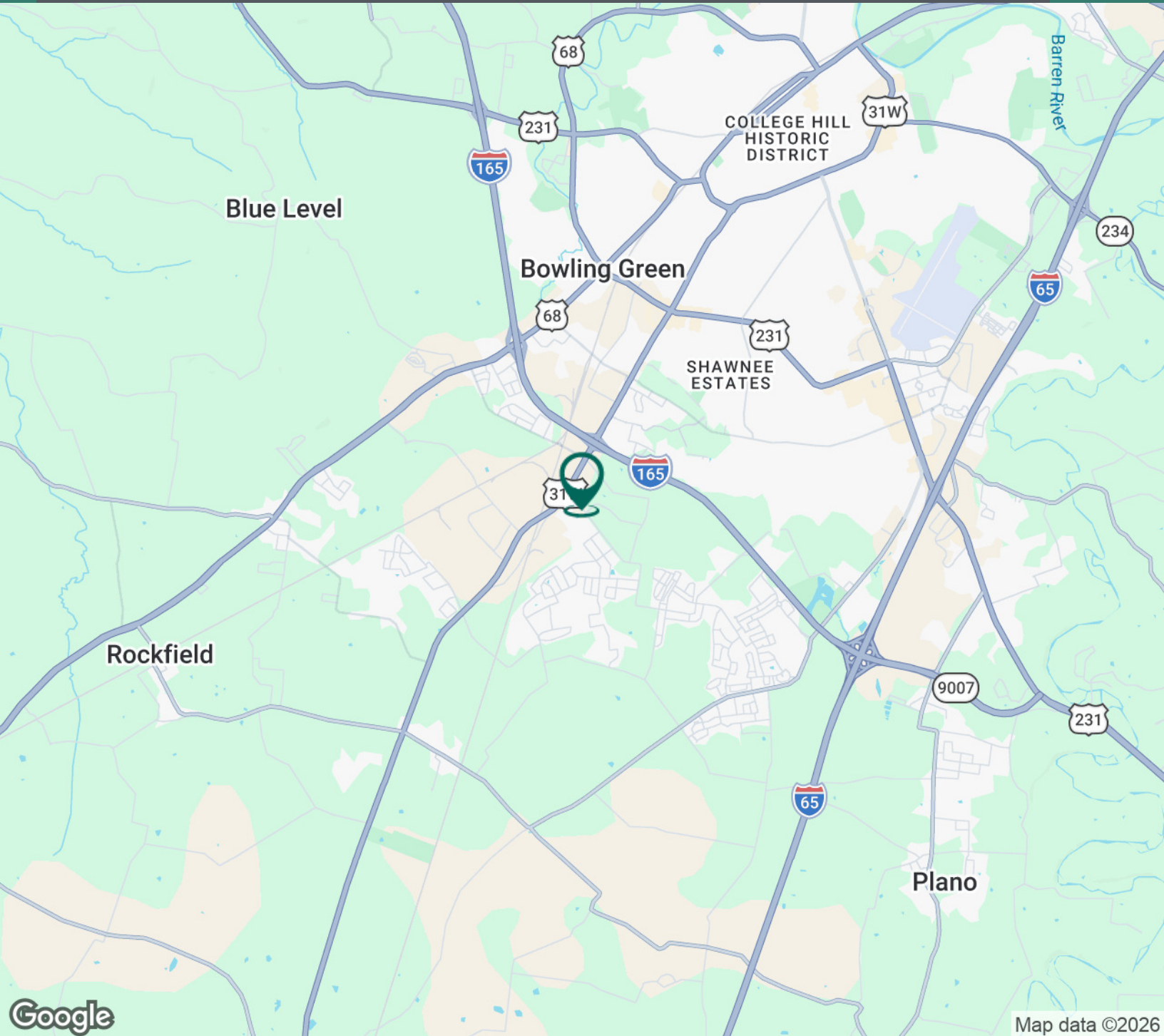
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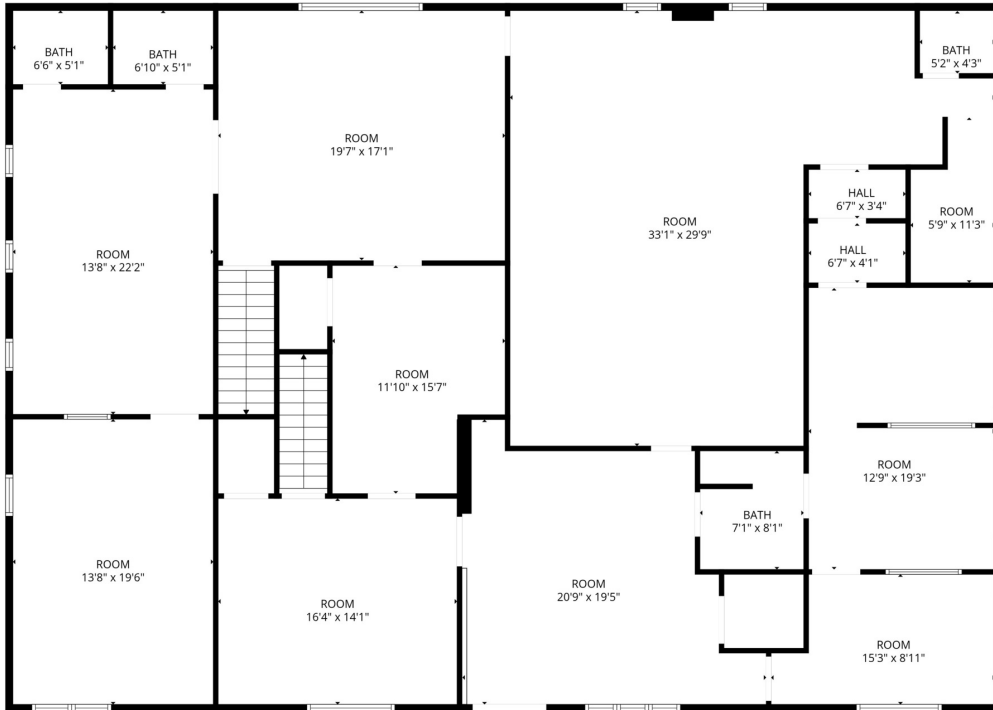
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