



FOR SALE

General Retail Space For Sale in Waco, KY

211 WACO LOOP ROAD | WACO, KY 40385

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Entry level investment opportunity
- Contractor Office
- 20 mins from Richmond

OFFERING SUMMARY

SALE PRICE:	\$89,000
NUMBER OF UNITS:	1
BUILDING SIZE:	2,136 SF

NEAL METCALFE

O: 859.306.0614

neal.metcalfe@svn.com

PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is offering this small rural, retail property in Madison County, KY, in Waco. This space has been a number of uses over the years, grocery, and most recently a flooring company showroom. Great contractor office, small business start up, or a rental opportunity for entry level investor.

If you are interested in this property please contact Senior Advisor, Neal Metcalfe at 859.312.8069 // neal.metcalfe@svn.com to find out more!

PROPERTY AERIAL



NEAL METCALFE

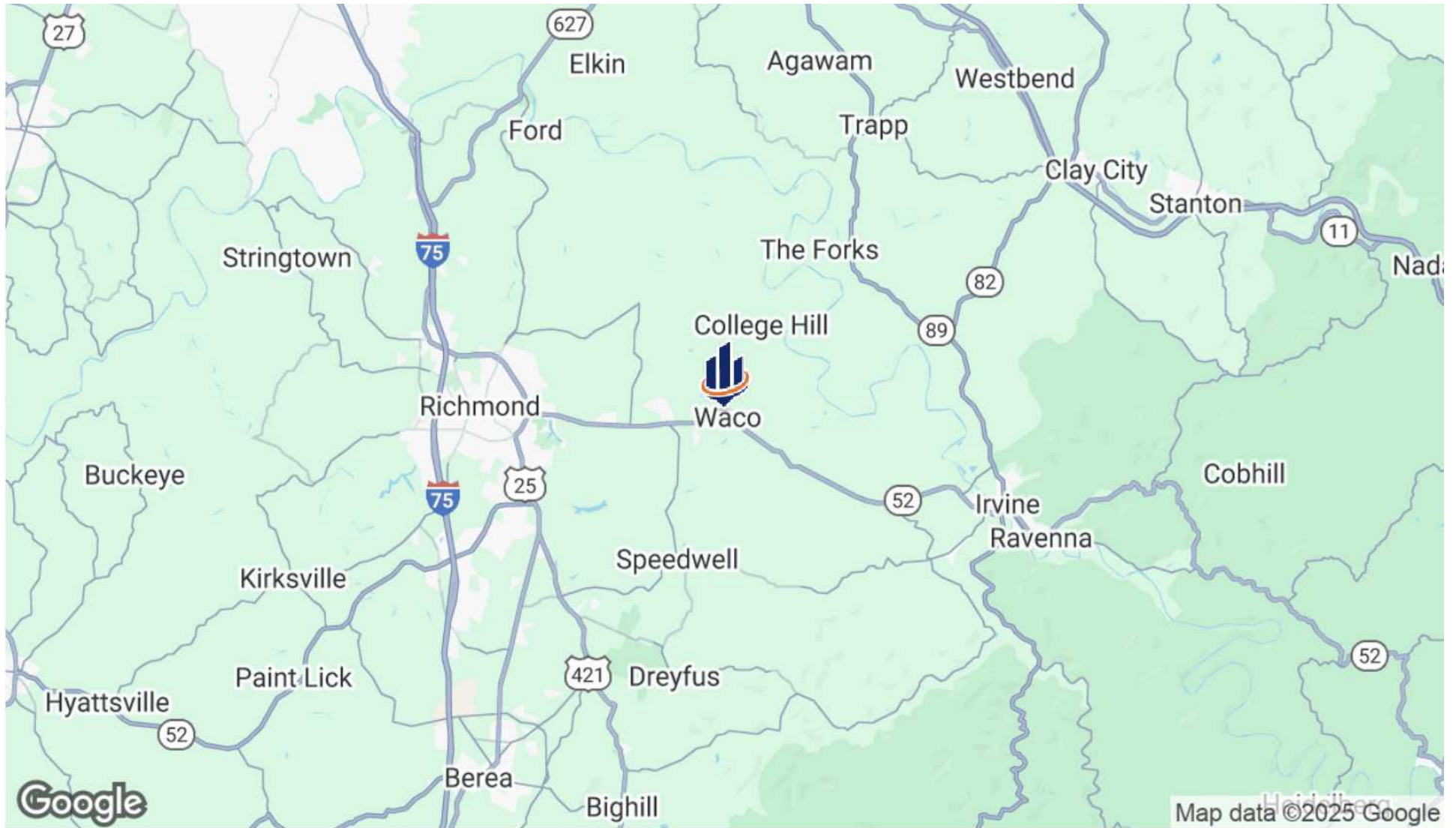
O: 859.306.0614

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FORMER WACO KY GROCERY- FLOORING | 211 Waco Loop Rd Waco, KY 40385

SVN | STONE COMMERCIAL REAL ESTATE

LOCATION MAP



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ADVISOR BIO



NEAL METCALFE

Senior Advisor

Neal.metcalfe@svn.com

Office: **859.306.0614** | Cell: **859.312.8069**

EDUCATION

1992 - B.S. Broadcasting- Communications- Eastern Kentucky University Richmond, KY

1990 - A.A. Communications - University of Kentucky, Lexington, KY

MEMBERSHIPS

CCIM - Certified Commercial Investment Member

SIOR - Society of Industrial and Office Realtors

ICSC - International Council of Shopping Centers

CPAL - Commercial Property Association of Lexington

PROFESSIONAL BACKGROUND

Neal Metcalfe serves as a Senior Advisor for SVN Stone Commercial specializing in the Sale and Leasing of retail, office, land, industrial in Central and Eastern Kentucky since 2012. Prior to joining SVN, Neal has been in multiple commissioned sales opportunities for 25+ years via roles in Broadcasting and Digital Media Marketing, via NBC Affiliate WLEX-TV, and other Corporate Radio & Marketing groups where he gained a vast amount of marketing and B2B experience working directly with business owners and managers.

Neal resides in Richmond with his wife Christy, and has two daughters, Mayson and Emma. Neal has served on multiple boards and organizations in the region; Madison County Planning & Zoning Board, CCIM Lexington Board member, CPAL Commercial Property Association of Lexington, Richmond Chamber of Commerce Governing Board President, Richmond Chamber Economic Development Committee Member, KCREA Board member, Young Life Board Member, and supporter. You can reach Neal, 859-312-8069 or neal.metcalfe@svn.com

CLIENTS I'VE SERVED



BAPTIST HEALTH



SVN | Stone Commercial Real Estate

270 S. Limestone
Lexington, KY 40508
859.264.0888

DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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