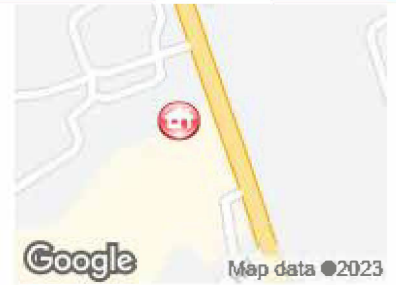


LISTING INFO

Originating MLS RASK
Class Commercial
Status Active
Status Date 7/3/2023
Auction Y/N No
DOM 39
Days On MLS 39
Sale/Rent For Sale
Agent Hit Count 68
Client Hit Count 7

MLS # RA20232947
Type Commercial

**LIST AGENT/OFFICE**

List Agent John F Huggins - 270-791-4397
List Office Coldwell Banker Commercial Legacy Group -
Input Board RASK
Apx Total Area SqFt 64,778

GENERAL INFORMATION

Original Price	\$14,999,999	List Price	\$14,999,999
List Date	7/3/2023	Subdivision	None
Address	5449 Scottsville Road	Area	Warren County
County	Warren	State	KY
City	Bowling Green	Acreage Source	PVA
Zip	42104	Deed Book/Page	000
Apx Acreage	9.81	Apx Warehouse Area SqFt	46,029
Price Per Acre	\$1,529,052	SqFt Source	Other
Parcel ID/Tax ID	05-3b-26	Current Use 2	Retail
Apx Year Built	1998	Business Only Y/N	No
Apx Office Area SqFt	0	# Buildings	10
Current Use 1	Restaurant		
Current Use 3	Warehouse		
Business Included Y/N	No		
#PkgSp	51+		

MISC INFORMATION

Listing Type	Exclusive Right to Sell	BAC	3%
VOW Internet Display	Yes	IDX Include	Y
Display Address	Yes	Display Comment	Yes
Display AVM	Yes		
Associated Document Count	0		
Doc Manager	0		
Picture Count	3		
Hotsheet Date	7/3/2023		
Input Date	7/3/2023 6:59 PM		
Input Date	7/3/2023 6:59 PM		
Price Date	7/3/2023		
Update Date	8/11/2023 3:41 PM		
Update Date	8/11/2023		

REMARKS

Directions Scottsville Road going towards Alvaton. Property will be on the right before stop light.
Remarks Prominent Commercial Real Estate Opportunity in Kentucky's Rapidly Expanding City We are pleased to present an exceptional commercial real estate investment opportunity in Bowling Green, the fastest growing city in Kentucky. Strategically located at the bustling intersection of Scottsville Road and Plano Road, this property boasts a vast expanse of 9.81 +/- acres, complete with approximately 64,778 sq ft of various types of buildings. The impressive asset mix includes a thriving Mini-Storage Warehouse Business, a standalone Office Building, a fully equipped quick-serve Restaurant Building (formerly Jimmy Deimer's BBQ), a retail center operating under the popular Crossroads IGA Market and Fueling Station, and two residential structures. This premier property's location offers unmatched convenience. It is positioned on Scottsville Road, a significant artery of Bowling Green, the property has quick access to either Interstate 165 or Interstate 65. Prominence is further enhanced by the remarkable traffic counts at this high-profile corner - nearly 22,000 vehicles per day. Additionally, the property benefits from a dense and prosperous demographic, with almost 30 ,000 residents living within a three-mile radius. Financial details pertaining to this significant investment opportunity are available upon request. This extraordinary commercial proposition stands as an ideal choice for investors seeking robust returns in a dynamic and fast -growing market. Reach out to us today to seize this unique investment opportunity in the heart of Kentucky's growth story.

Private Remarks Confirm with list agent on details of individual buildings.

FEATURES

BASEMENT

None

FOUNDATION

Poured Concrete

ROOFING

Other-See Remarks

EXTERIOR/CONSTRUCTION

Other-See Remarks

AIR CONDITIONING

Central Air

WATER HEATER

Electric

WATER

City

HEATING

Central

Multi-Zone

HEAT SOURCE

Electric

SEWER

City

DISABILITY ACCESS

Other-See Remarks

FLOORS

Other-See Remarks

WALLS

Dry Wall

Other-See Remarks

DOORS AND WINDOWS

Other-See Remarks

DOCK/OVERHEAD DOOR DIM

None

DOCK/OVERHEAD DOOR TYPE

Other-See Remarks

AMENITIES

Other-See Remarks

ACCESS

Other-See Remarks

INTERIOR FEATURES

Finished

Other-See Remarks

CEILING HEIGHT

11 - 14 Feet

Other-See Remarks

PARKING SPACE

On Site

Parking Lot

ROAD SURFACE

Asphalt

Chip-n-Seal Road

Concrete

Paved

LOCATION FEATURES

Other-See Remarks

FENCE

Other-See Remarks

SALE/LEASE INCLUDE

Buildings

ELECTRICITY

Phone/Ntwrk Wiring Avail

Available-Near Property

Available-On Property

UTILITIES

Other-See Remarks

SHOWING INSTRUCTIONS

Call Agent

LOCKBOX LOCATION

Other-See Remarks

POSSESSION

Negotiable

ADDITIONAL PICTURES

