

LOWERTOWN ARTS DISTRICT

333 NORTH 9TH ST

PADUCAH, KENTUCKY 42001

**Income Producer!!
Investment Opportunity!**



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FOR SALE: \$819,000

- DOWNSTAIRS: OFFICE & 1 BED | 1 BATH APT
- UPSTAIRS: 3 BED | 2 BATH APT | 4,972 TOTAL SQ_FT



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333 NORTH 9TH ST

LOCATION, LOCATION, LOCATION!

Discover a rare investment opportunity in the heart of Paducah's vibrant historic Lowertown Arts District! Built in 2008, this property combines modern updates offering both residential and commercial income with an opportunity for a 3rd income stream in the commercial space!

The first floor that was once a bare artist's studio has just been completely remodeled in the last year and now offers a 1 bed/1bath high end apartment with a separate office/retail space. This incredible upgrade maximizes comfort and functionality by providing flexible living and work options OR what could easily be two income streams on the first level!

The 2nd floor is a beautifully designed, highly successful short-term rental already featured on both Airbnb and VRBO. It is a 3 bed/2 bath stunning and incredibly spacious apartment that sleeps 8 guests, has a large gourmet kitchen, beautiful Lowertown views, laundry room, gas fireplace and plenty of room for all the guests to spread out!

On site is a brand-new swimming pool and hot tub installed in 2024, therefore making this property one of the very few rentals in West KY/Southern IL that offers a pool! Prime Corner lot providing both onsite parking and plenty of street parking, this building has so much to offer!
(MLS# 133731)

333 NORTH 9TH ST

NEIGHBORHOOD OVERVIEW

1. Strong Artistic Identity

- Lowertown Arts District is one of the oldest neighborhoods in Paducah and The Artist Relocation Program revitalized the neighborhood by offering incentives for working artists.
- Concentration of galleries, studios & maker spaces, many homes double as live-work studios for painters, potters, sculptors, textile artists, and multimedia creators.
- Regular art walks & open-studio events. Monthly and seasonal events keep foot traffic lively and give visitors direct access to artists.

2. Historic Architecture and Character

- A neighborhood filled with beautifully restored 19th- and early-20th-century homes. Lots of Victorian, Queen Anne, Craftsman, and Italianate houses.
- Walkable historic grid with tree-lined streets and preserved streetscape.
- Adaptive reuse buildings — old structures converted into studios, cafes, and galleries.

3. Prime Walkable Location

- Adjacent to Downtown Paducah and within walking or biking distance to The National Quilt Museum, The Riverfront and Greenway Trail, Paducah's restaurants, live-music venues, and boutique shops.
- Walkability is one of the district's most praised qualities.

INCOME OPPORTUNITIES

Current Income:

Between the long term and short term residential income streams, Hotel California, as 333 N 9th Street is affectionately called, has earned nearly **\$65,000** in gross revenue in 2025 through November.

Further Income Potential:

The retail/commercial space is currently not being rented out. It could easily provide a 3rd income stream and attract many retail or professional Tenants. At a conservative projection of \$1,500/month, it could easily gross another **\$16,500** in revenue/year!



INVESTMENT HIGHLIGHTS

Strong Cash Flow Potential in Lowertown Arts District

PRIME PADUCAH LOCATION - Minutes to Downtown,
and Riverfront

Long-Term Appreciation – High-demand long term and
short term rental area

No HOA – Lower cost structure and full investor control

Only airbnb downtown with a pool

LOCATION ADVANTAGES

Located in one of Paducah's most historic areas, this property offers tenants close access to:

Downtown Shops and Galleries Paducah Riverfront

The National Quilt Museum

Paducah's Best Restaurants, like Freight House, Cynthia's, Doe's Eat Place

Dry Ground Brewing Co & Paducah Beer Werks

Great coffee shops, like Etcetera Coffeehouse & Kirchoff's Bakery & Deli

Riverfront, Market House Theatre, Carson Center

The combination of location, income stability, and upside potential makes this property an exceptional addition to any investment portfolio.

Disclaimer: "Information in this brochure is for general informational purposes only and subject to change without notice. Efforts have been made to ensure accuracy, but no guarantee is made to the completeness or accuracy. No professional advice is included and you should conduct your own inspections, verifications and inquiries and seek professional advice before making decisions on information in this brochure. We disclaim all responsibility and liability for any errors, omissions or any consequences arising from use of this information."









