

# DIESEL MECHANIC SHOP FOR SALE

## 900 HWY 127 S

900 Highway 127 S, Owenton, KY 40359



### PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Owenton, KY. This property features a 9,600-square-foot building measuring 120' x 80', five large roll-up doors, new full AC unit and natural gas. This space has a versatile layout, perfect for retail or vehicle-related businesses. With ample parking and excellent visibility in a high-traffic location, this property offers easy access to Highway 127 - an ideal setting for attracting customers. Currently operating as a diesel mechanic shop this property includes 14.1 acres - presenting a prime opportunity for expansion and development. This property is a rare find for savvy investors seeking a strategic location to establish or expand their business.

### PROPERTY HIGHLIGHTS

- 14.1 Acres
- New AC Unit
- Currently Operating as a Diesel Mechanic Shop
- 9,600 Sq Ft. 120' x 80'
- 5 Large Roll Up Doors

### OFFERING SUMMARY

Sale Price:	\$650,000
Number of Units:	1
Lot Size:	14.1 Acres
Building Size:	9,600 SF

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	53	137	521
Total Population	139	361	1,360
Average HH Income	\$99,098	\$96,244	\$90,494

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### T.J. SCHUTTE JR

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7210 Turfway Road  
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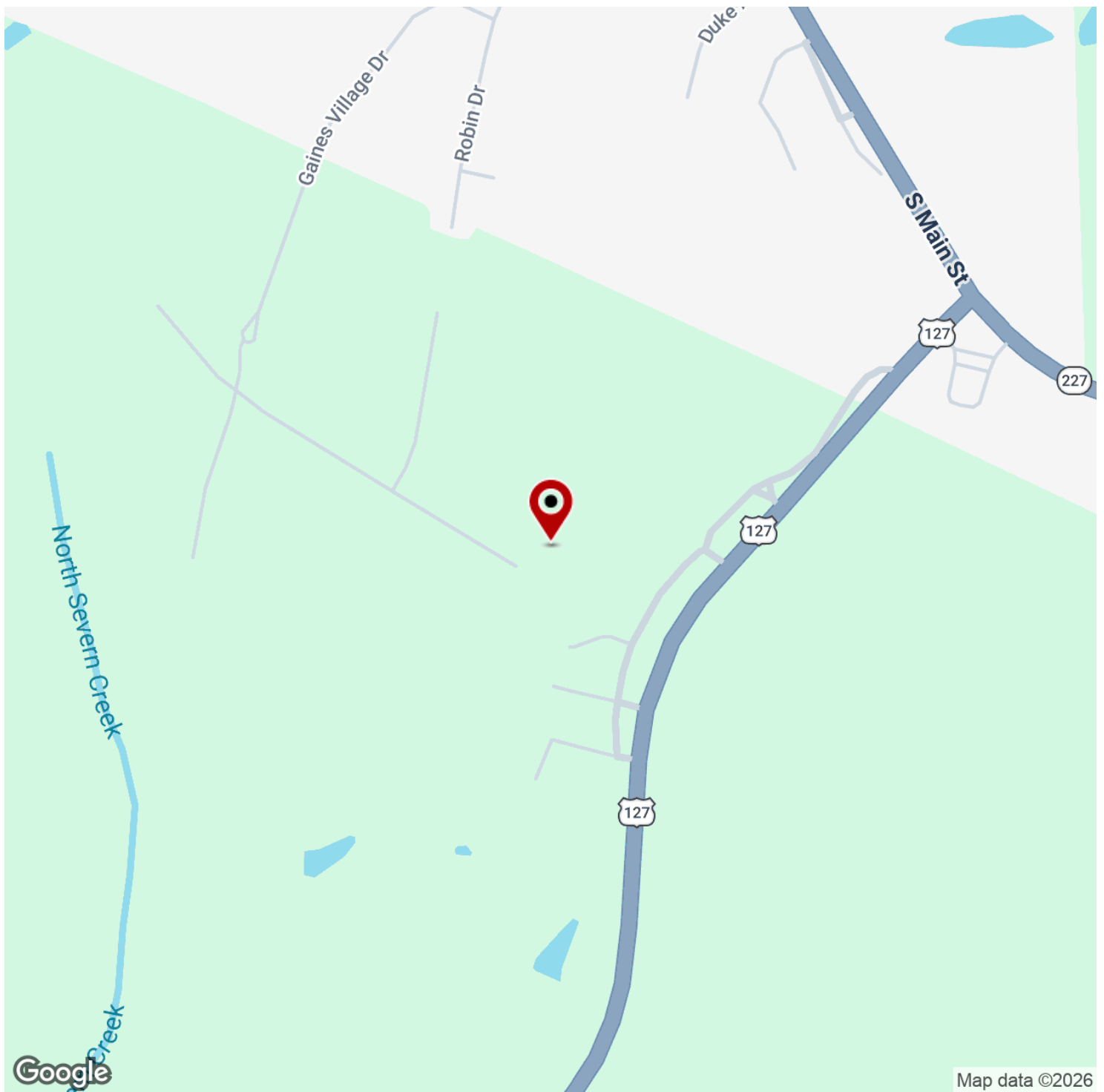
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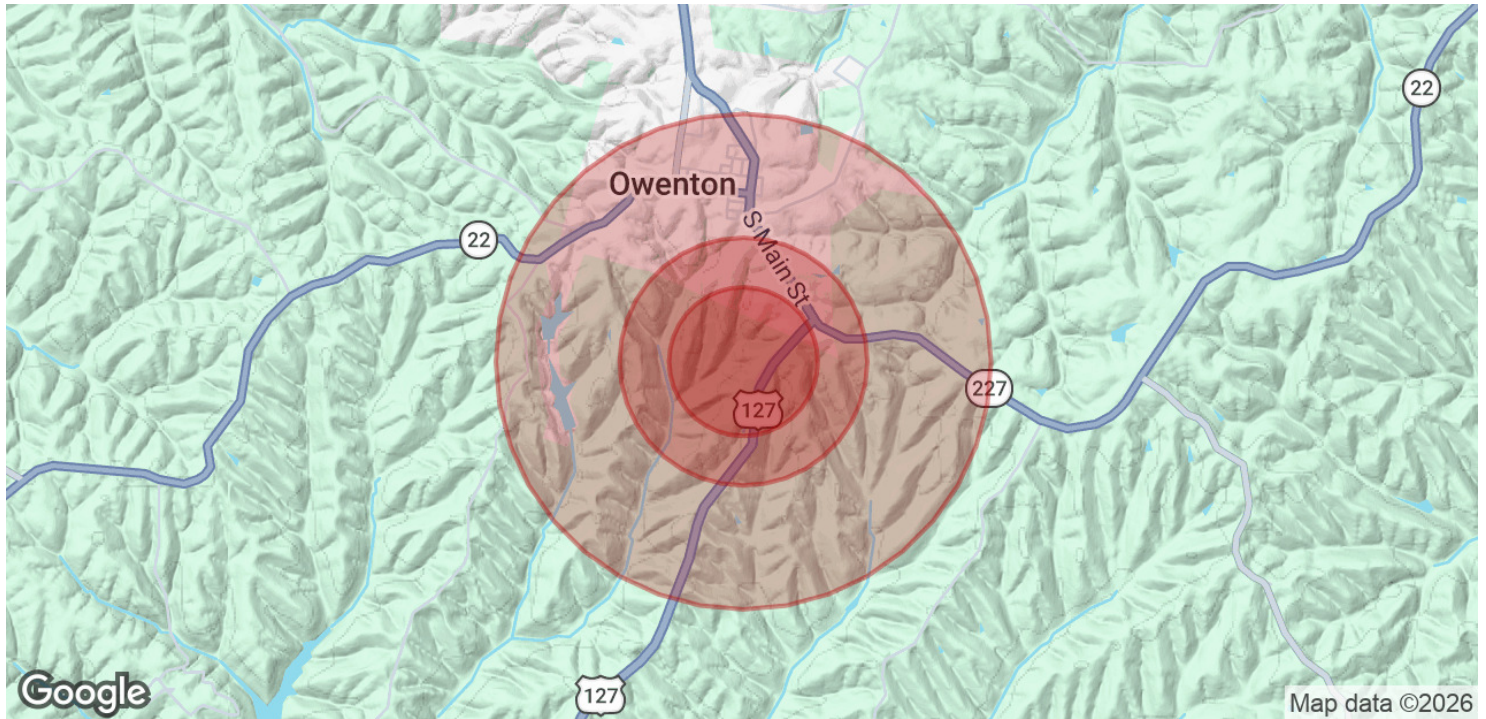
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	139	361	1,360
Average Age	39	39	40
Average Age (Male)	38	39	40
Average Age (Female)	39	40	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	53	137	521
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$99,098	\$96,244	\$90,494
Average House Value	\$241,960	\$245,372	\$249,318

Demographics data derived from AlphaMap

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