



**INVESTMENT
TWO BUILDINGS
FOR SALE**

**311 W JEFFERSON ST & 312 W MAIN ST
LAGRANGE, KY 40031**

INVESTMENT SUMMARY

Situated in the heart of downtown LaGrange and within walking distance of several amenities, this established property features the following:

311 W Jefferson St:

- multi-level, full basement with garage,
- apartment second floor
- drum school tenant - first floor (month-to-month lease)

312 W Main Street:

- currently operating as a duplex
- easy single-family conversion
- current tenant upstairs
- parking lot



ADDRESS	311 W JEFFERSON ST 312 W MAIN ST
OFFERING PRICE	\$975,000
BUILDING SIZE	~ 8,906 SQ FT ~ 3,164 SF
LOT SIZE	0.46 ACRES
PARKING	APPROX. 14 SPACES + STREET PARKING + 2 PRIVATE DRIVEWAYS
ZONING	R-4

THE OPPORTUNITY

Prospective buyers have the option to acquire the entire building for their use or retain the existing tenant on the first floor of 311 W Jefferson St & the upstairs tenant of 312 W Main St.

NEIGHBORING BUILDINGS



INTERIOR IMAGES





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