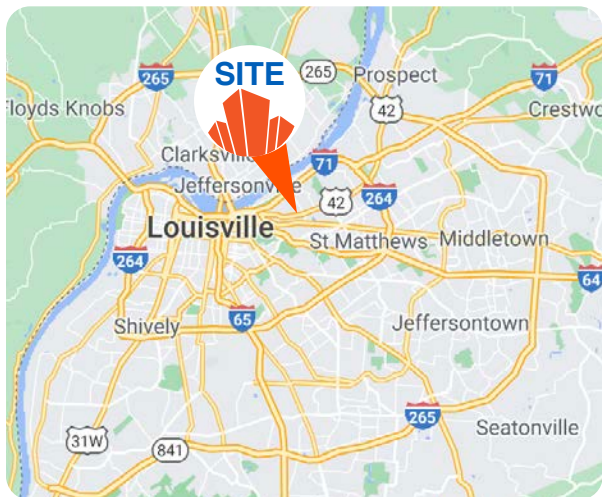




COMMERCIAL LOT AVAILABLE

1541 Frankfort Ave | Louisville, KY 40206



FOR SALE: \$415,000

FOR LEASE

0.12 ACRES±

- **Prime Location:** Situated on highly sought-after Frankfort Avenue in Louisville, KY. Excellent access to I-64, I-71, River Rd, and downtown Louisville.
- **Nearby Amenities:** Close proximity to Pizza Lupo, Porcini, Bourbons Bistro, Carmichael's Bookstore, Guestroom Records, and Heine Brothers' Coffee.
- **Investment Opportunity:** Excellent potential for investors or businesses seeking a versatile property in a prime Louisville location.
- **Potential:** Currently leasable as a live-work space.
- **Zoning:** M3 zoning ideal for businesses requiring substantial operational space and flexibility within an urban industrial area.

PHIL RADCLIFF

PRADCLIFF@TRIOCPG.COM

(502) 386-5446

AERIAL



**BUTCHERTOWN
NEIGHBORHOOD**

CLIFTON AREA

BROWNSBORO RD

FRANKFORT AVE

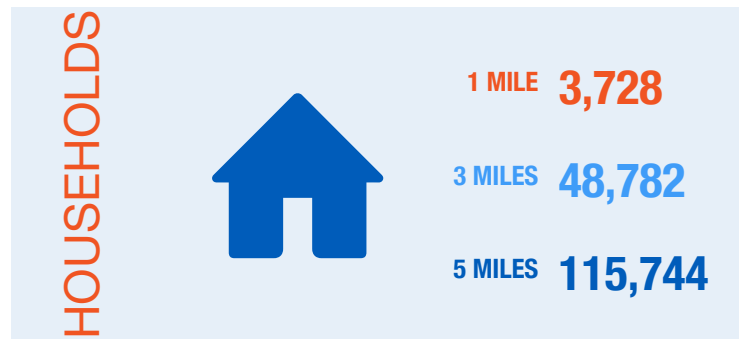
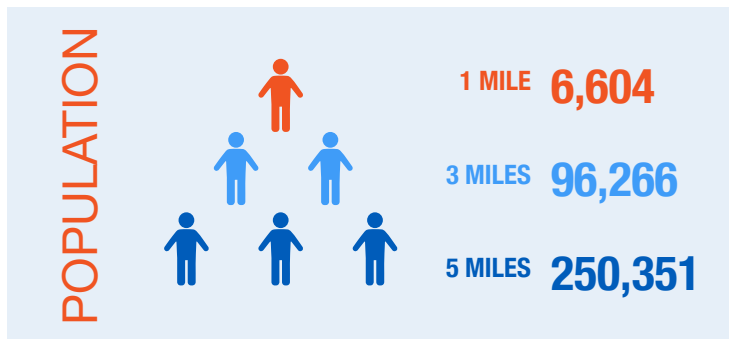
NULU



PHOTOS



DEMOGRAPHICS



MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

