

FOR SALE

\$350,000

112 S Troy Avenue | Stanford, KY 40484

Commercial Building | 36' x 48' | Highway 127 Frontage

Asking Price: \$350,000

Building Size: 1,728 SF

Gross Rent Potential: Market-Driven (Owner-User or Investment)

Estimated Operating Expenses: Low — simple mechanicals, newer heat pump

Zoning: Highway Business (HB)

APN: 07-024F

Property Features:

- 36x48 commercial building with storefront entrance
 - One garage bay + service door
 - Newer heat pump system
- Prime visibility on U.S. Highway 127 South
- Additional 1-acre parcel available next door for \$150,000
- Ideal for retail, service business, contractor shop, or small office/warehouse



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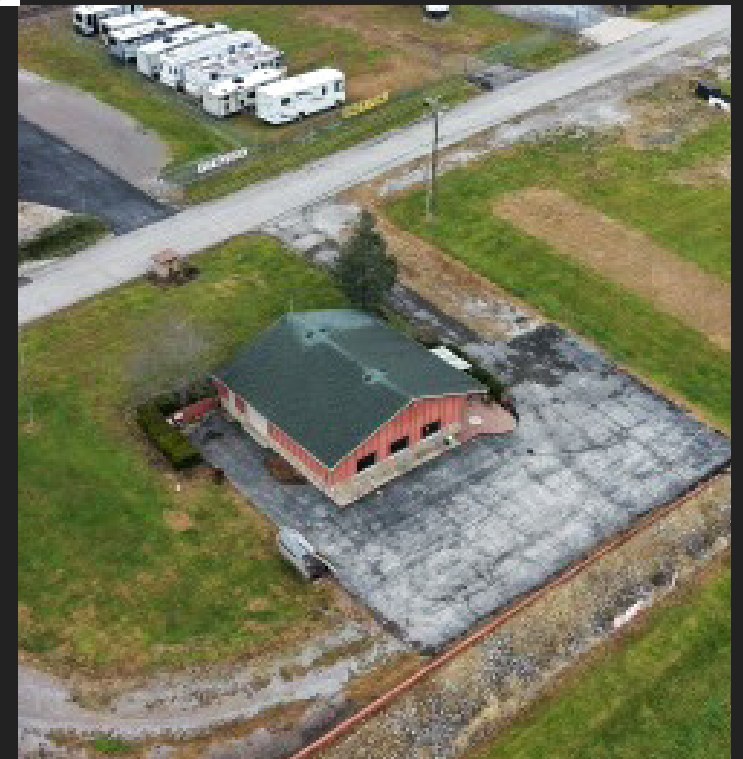
129 N 4th St Danville, KY 40422

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CONTACT TANNER



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High-exposure commercial building on a major regional corridor with strong traffic counts. Perfect fit for an owner-operator or investor seeking a versatile, low-maintenance asset in a supply-constrained market.

BUILDING SIZE:

36' × 48' = 1,728 SF

REPLACEMENT COST FORMULA:

\$225 PER SF × 1,728 SF


CALCULATED REPLACEMENT COST:


➔ \$388,800



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