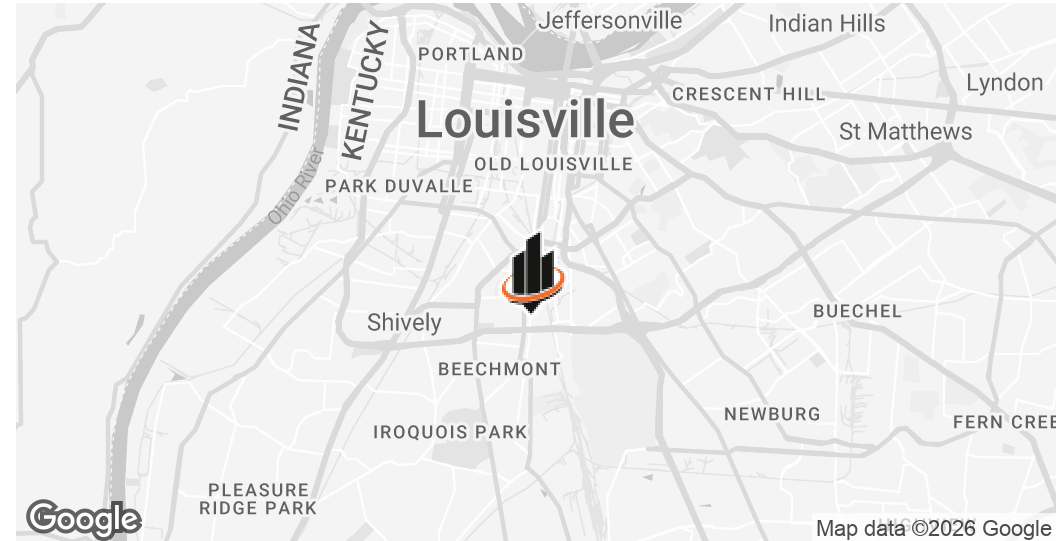


For Sale

4329 S 2nd St

Louisville, KY 40214



PROPERTY OVERVIEW

Exceptional Value-Add opportunity in Louisville consisting of Two 5 unit buildings adjacent to each other. Each building is 2,300SF (4,600SF in total), built in 1960, boasting a total of 10 units and is zoned R6-RESIDEN.

With a 90% occupancy rate, this property offers immediate income potential and room for growth. The low-rise/garden style of the building provides a desirable living environment for tenants while offering a lucrative opportunity for a savvy investor. Don't miss the chance to add this promising property to your portfolio and capitalize on the upside upon stabilization of these buildings.

LOCATION OVERVIEW

Discover the vibrant surroundings of this prime Louisville location. Just moments from downtown, the area is a thriving hub for businesses and professionals seeking a strategic investment opportunity. With convenient access to major highways and public transportation, the location offers seamless connectivity for tenants and visitors. Nearby, iconic attractions like Churchill Downs and the Kentucky Exposition Center add to the area's allure, appealing to a wide range of potential tenants. Additionally, the thriving restaurant and retail scene in the vicinity provides ample amenities to enhance the appeal of the area, making it an enticing prospect for Office / Office Building investors.

Jake Clark

O: 615.671.4544

C: 615.568.0167

jake.clark@svn.com



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Louisville, KY 40214

SALE PRICE

\$559,000

LOCATION INFORMATION

STREET ADDRESS	4329 S 2nd St
CITY, STATE, ZIP	Louisville, KY 40214
COUNTY	Jefferson

BUILDING INFORMATION

BUILDING SIZE	4,600 SF
NOI	\$44,795.00
CAP RATE	8.01
BUILDING CLASS	C
OCCUPANCY %	90.0%
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1960

PROPERTY INFORMATION

PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
ZONING	R6-RESIDEN
LOT SIZE	12,981 SF
APN #	055K00020000
LOT DEPTH	2,000 ft

HIGHLIGHTS

Value Add Opportunity

Below Market Rents

10 Units, Immediate Income

ZONED R6-RESIDEN

Low Rise/Garden Style

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