

AVAILABLE LEASE/SALE:

132 Elm Street
Ludlow, KY 41016

(Includes 124 Elm St & 47 Carneal St.)

DETAILS

- Total approximate 5,800 square feet
- Membrane Roof
- 3 rooftop HVAC units, one recently replaced.
- Natural gas Kohler Generator rooftop mounted, serves the entire bldg., (needs repair).
- Full color digital electronic pylon sign
- Suite 126 approximately 2,685 sqft. Former Dr's office, all F,F, & E included. (floor plans available to subdivide the space.)
- Suite 130 approximately 3,115 sqft Former pharmacy
- Security wired, cell phone backup phone lines shielded.

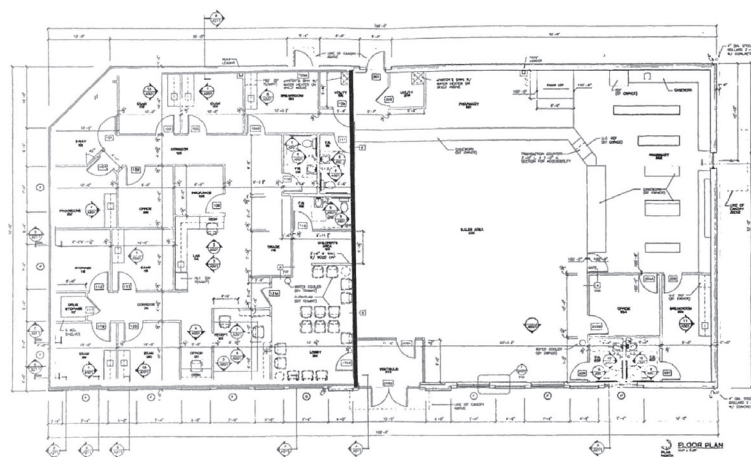
SALE PRICE: \$1,250,000 firm

LEASE RATE: \$18.00 psf, CAM \$4.95 psf estimated



126 Elm Street, Ludlow, KY

130 Elm Street, Ludlow, KY



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