



Colliers



Hikes Point Multifamily 24 Units For Sale

3242 & 3245 Orchard Manor Circle
Louisville, KY 40220

This 24 unit apartment opportunity is located in the heart of Hikes Point, one of Louisville's most stable, infill submarkets. It consists of Twelve 2br/2ba units and Twelve 1br/1ba units which are located at the end of the street in a peaceful cul-de-sac. The property has undergone capital improvements over the past few years including new roofs and repaved parking lots. These units are well-located near shopping and other amenities, and the submarket caters to a high demand for stable rental housing.

Accelerating success.

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Colliers Louisville

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24 Unit Apartment Opportunity



**Total Buildings Size**

25,600 SF

Acres

1.61 ac

Zoning

R7

Zoning Desc.

Multifamily Residential

Floors

3

Laundry

In 12 Units

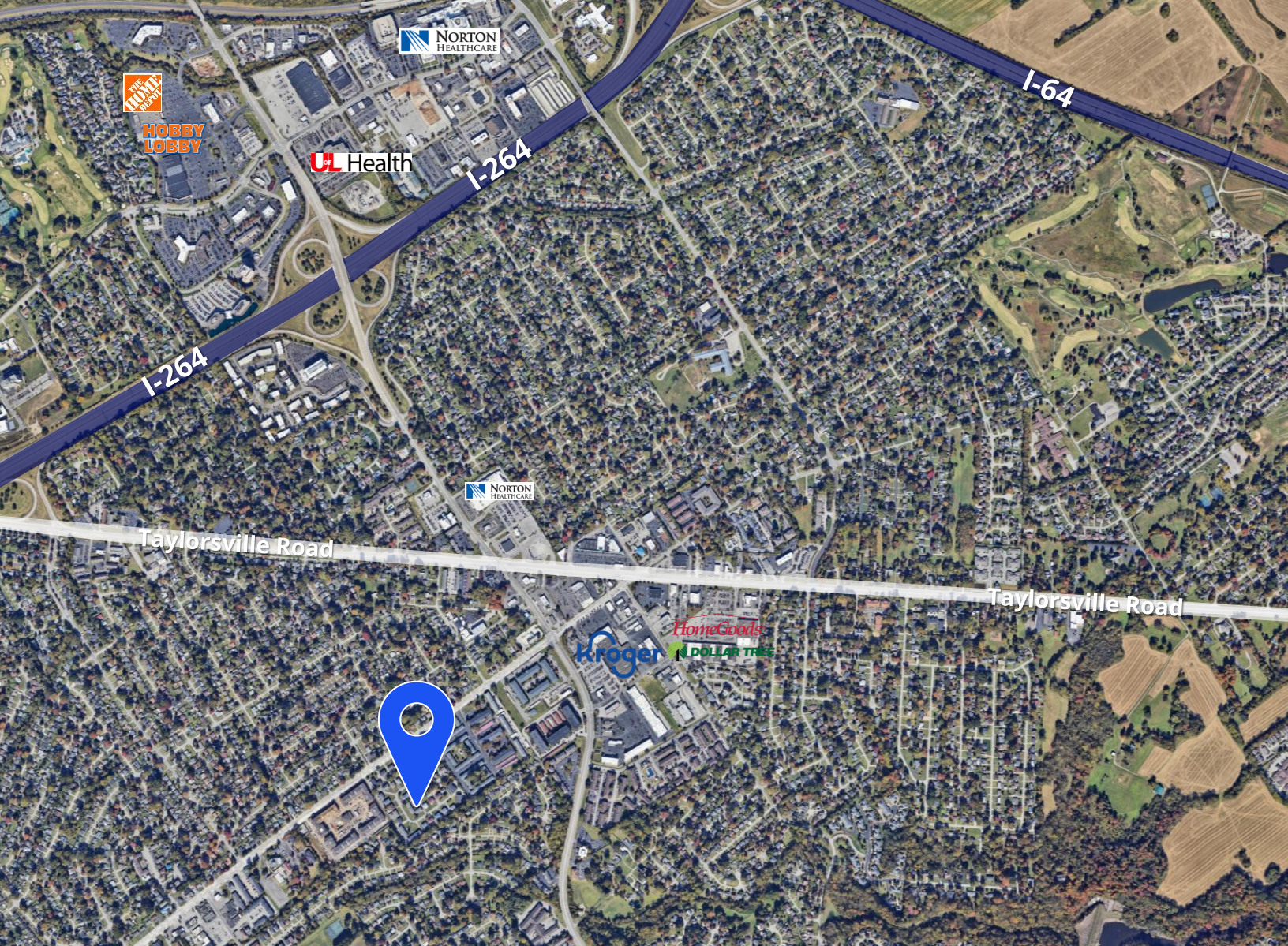
Total Units

24

Sale Price:
\$2,550,000

Hikes Point Multifamily 24 Units

The property is separately metered for LG&E with tenants paying for this cost. There is also a flat-fee water charge that tenants pay monthly in addition to the rent. Ownership has executed a successful interior renovation program across a majority of the units, confirming strong renter demand for upgraded finishes. Renovated units feature LVP flooring, refreshed kitchen finishes, updated bathrooms, and newer appliances, providing a clear, repeatable path for continued value creation through future unit turns.



Contact us:

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