

MULTIFAMILY FOR SALE

FALMOUTH APARTMENTS

502 - 611 Shelby St., Falmouth, KY 41040



PROPERTY DESCRIPTION

Explore an exceptional investment opportunity in Southern Kentucky. With 2 multi unit and 1 residential home, this property is ideally situated in the downtown/historic urban residential zone, offering endless potential for a Hospitality / Full Service investor. With a prime location in the heart of Falmouth, the property captures the essence of Southern Kentucky's historic charm and urban vitality. Zoned for downtown/historic - urban residential use, this property presents a unique chance to create a landmark destination in this thriving area. Don't miss the chance to bring your vision to life in this dynamic and sought-after location.

PROPERTY HIGHLIGHTS

- 14 Units + 1 Residential Home Rental
- Zoned for Downtown/historic - Urban Residential use
- Ideal investment opportunity for Hospitality / Full Service investor
- Prime location in the heart of Falmouth, KY

OFFERING SUMMARY

Sale Price:	\$1,675,000
Number of Units:	15
Lot Size:	0.82 Acres
Building Size:	11,849 SF
NOI:	\$11,400.00
Cap Rate:	0.68%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	512	804
Total Population	592	1,351	2,070
Average HH Income	\$49,353	\$50,028	\$53,110

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DERRICK PLUNKETT

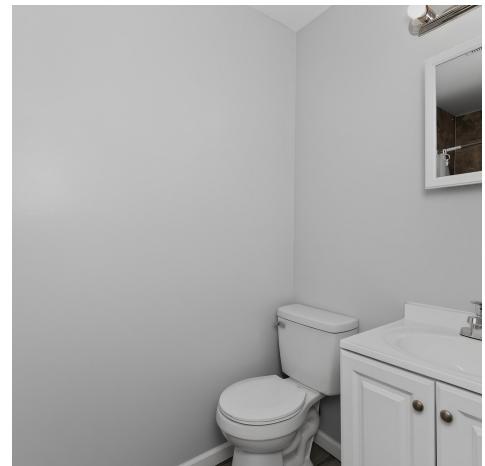
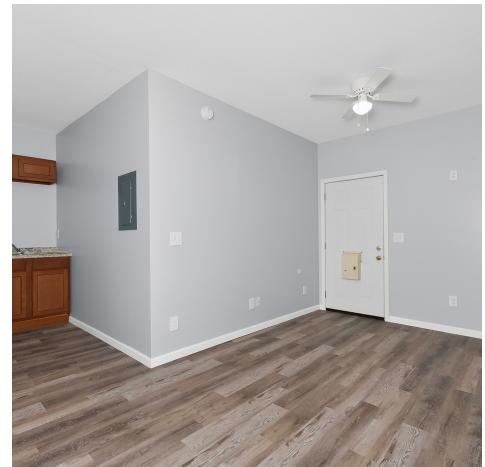
Commercial Senior Director
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Florence, KY 41042

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**⚠ Map error: g.co/staticmaperror****Google**

Map data ©2025

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	592	1,351	2,070
Average Age	37	38	38
Average Age (Male)	36	36	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	512	804
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$49,353	\$50,028	\$53,110
Average House Value	\$115,239	\$118,917	\$127,062

Demographics data derived from AlphaMap

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