

FOR SALE

Danville KY

\$450,000

1 Acre

WAREHOUSE SPACE

Warehouse Space
Climate Controlled Facility
Owner / User Potential

*Currently bringing in \$1,617 in rents,
at 63% occupancy for self storage.*

MFH Housing Included



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218 Stanford Avenue

Danville, KY 40422

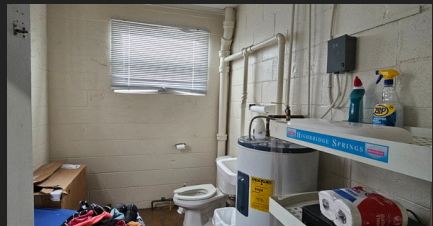
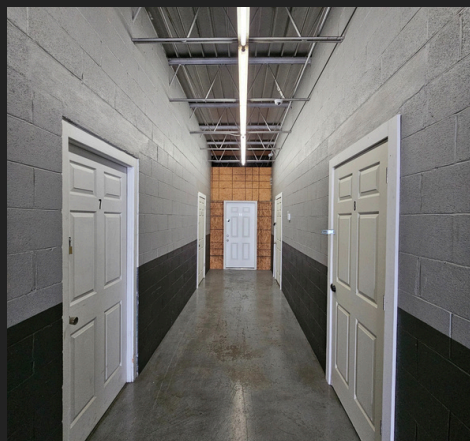
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OWNER OPERATOR OPPURTUNITY

 Investment Highlights – Climate-Controlled Warehouse in Danville, KY

 Asking Price: \$450,000

 Location: Danville, KY – Strategically positioned for business & logistics

 Property Type: Climate-Controlled Warehouse Storage

 Lot Size: 1 Acre of Commercial-Zoned Real Estate



This is your chance to buy low maintenance properties.

CONTACT US

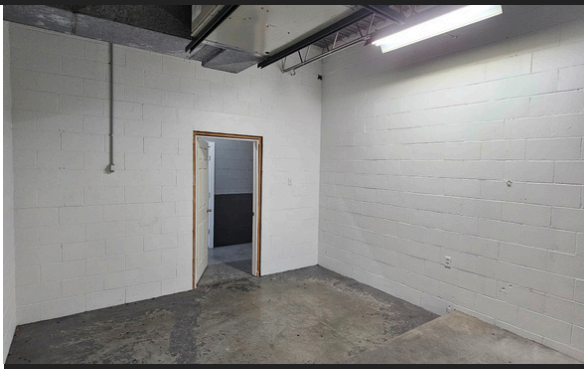
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◆ Key Investment Benefits:

-  Climate-Controlled Facility – Ideal for temperature-sensitive storage, logistics, or specialized commercial use
-  1 Acre of Commercial Land – Zoned C with potential for expansion, redevelopment, or additional storage units
-  Prime Location in Danville, KY – Easy access to major highways, businesses, and industrial areas
-  Turnkey Property – Well-maintained warehouse ready for immediate use or rental income
-  Strong Market Demand – Growing need for secure, climate-controlled storage solutions in Central Kentucky
-  Potential for Owner-User or Investor – Operate your business or lease to tenants for passive income
-  Long-Term Appreciation Potential – Commercial real estate in Danville is growing in value