



5-Bay Garage

419 E Main St
Mount Sterling, Kentucky 40353

Property Highlights

- Ideal for storage or repair shop with ample room for vehicles, equipment and tools
- Expansive lot space for additional vehicle storage, outdoor equipment sales or additional construction
- 13' ceiling heights with 30' depth drive-in bays
- 12' clear height roll-up garage doors for easy access
- Located directly off East Main Street
- Close proximity to I-64 (1.8 Miles) and the Bypass (1.3 Miles)
- Zoned B-4

Offering Summary

Sale Price:	\$300,000
Lease Rate:	\$1,250.00 per month (MG)
Building Size:	2,300 SF
Lot Size:	1.06 Acres

For More Information

Max Darby

Associate

O: 859 224 2000

mdarby@naiisaac.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

Location Information

Street Address	419 E Main St
City, State, Zip	Mount Sterling, KY 40353
County	Montgomery County

Building Information

Building Size	+-2,300 SF
Drive-In Bays	5 (One -14' wide & Four -10' wide) with roll-up garage doors
Bay Depth	30 ft
Ceiling Height	13 ft

Property Information

Property Type	Garage
Zoning	B-4
Lot Size	+-1.06 AC / 0.4 AC Usable
APN #	23M-60-27-017.00
Lot Frontage	200 FT
Utilities	Electric & water on-site



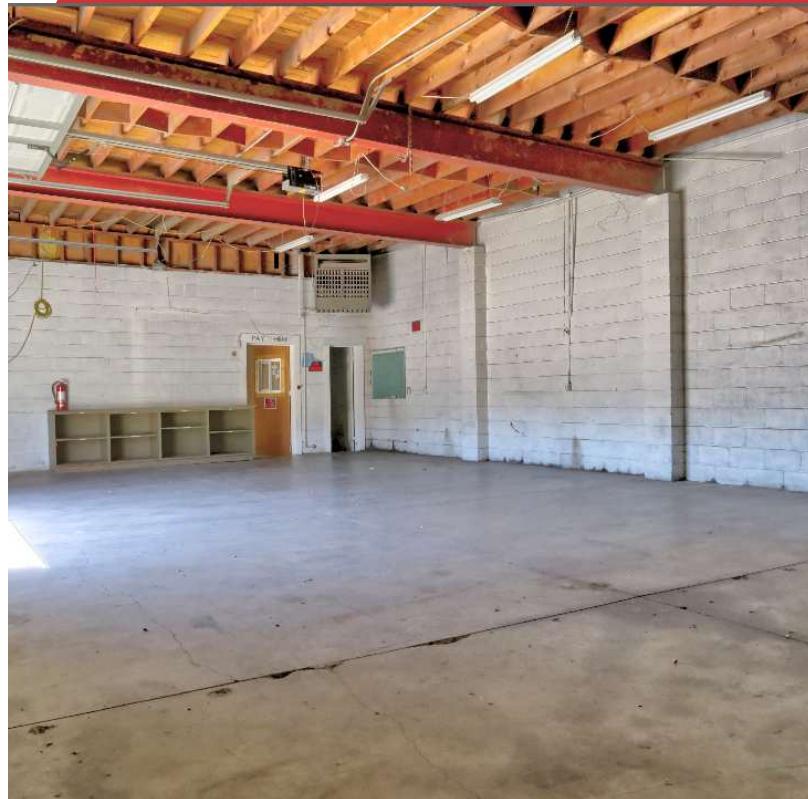
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Commercial Real Estate Services, Worldwide.

For Sale & Lease
2,300 SF | \$300,000
5-Bay Garage on 1.06 AC



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

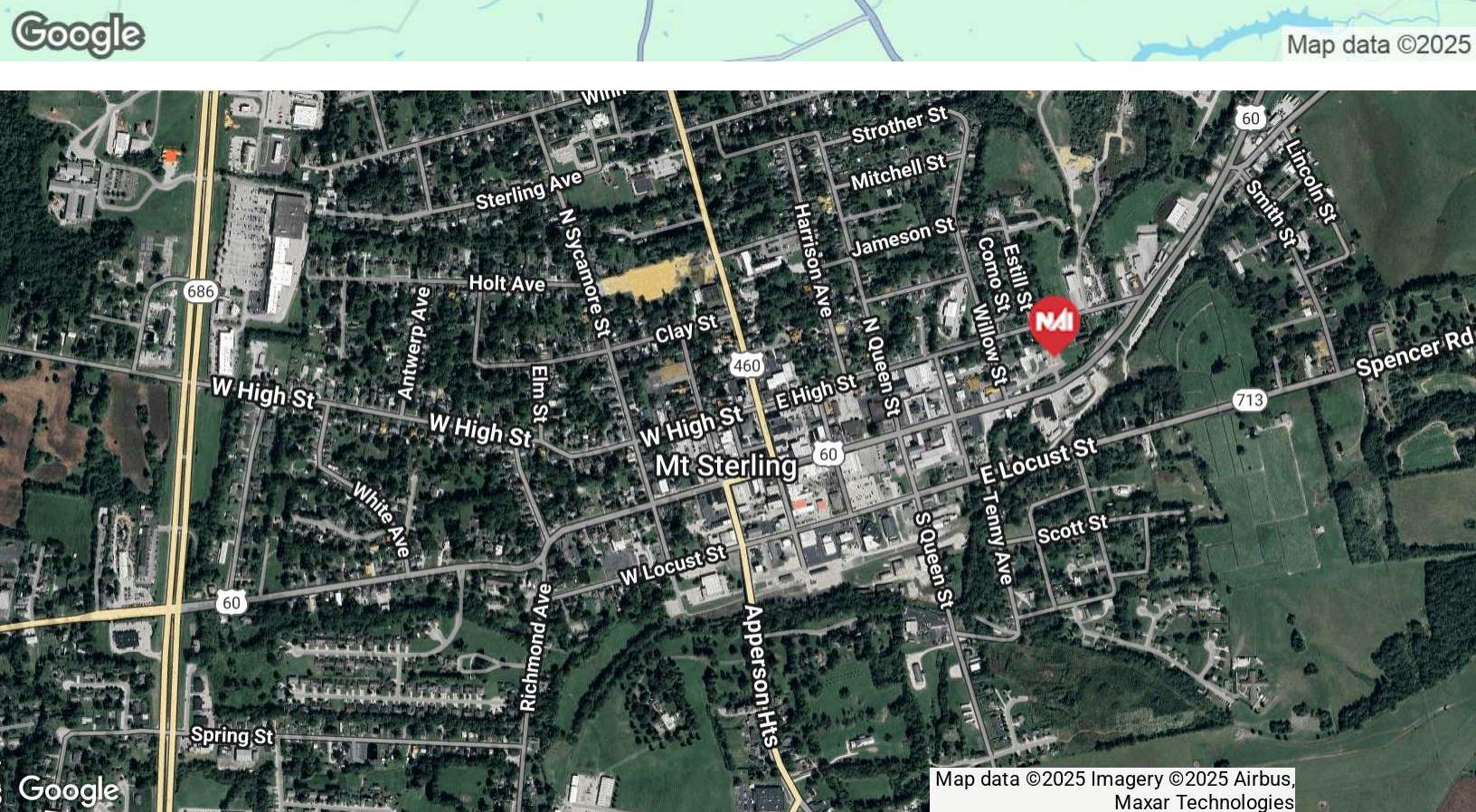
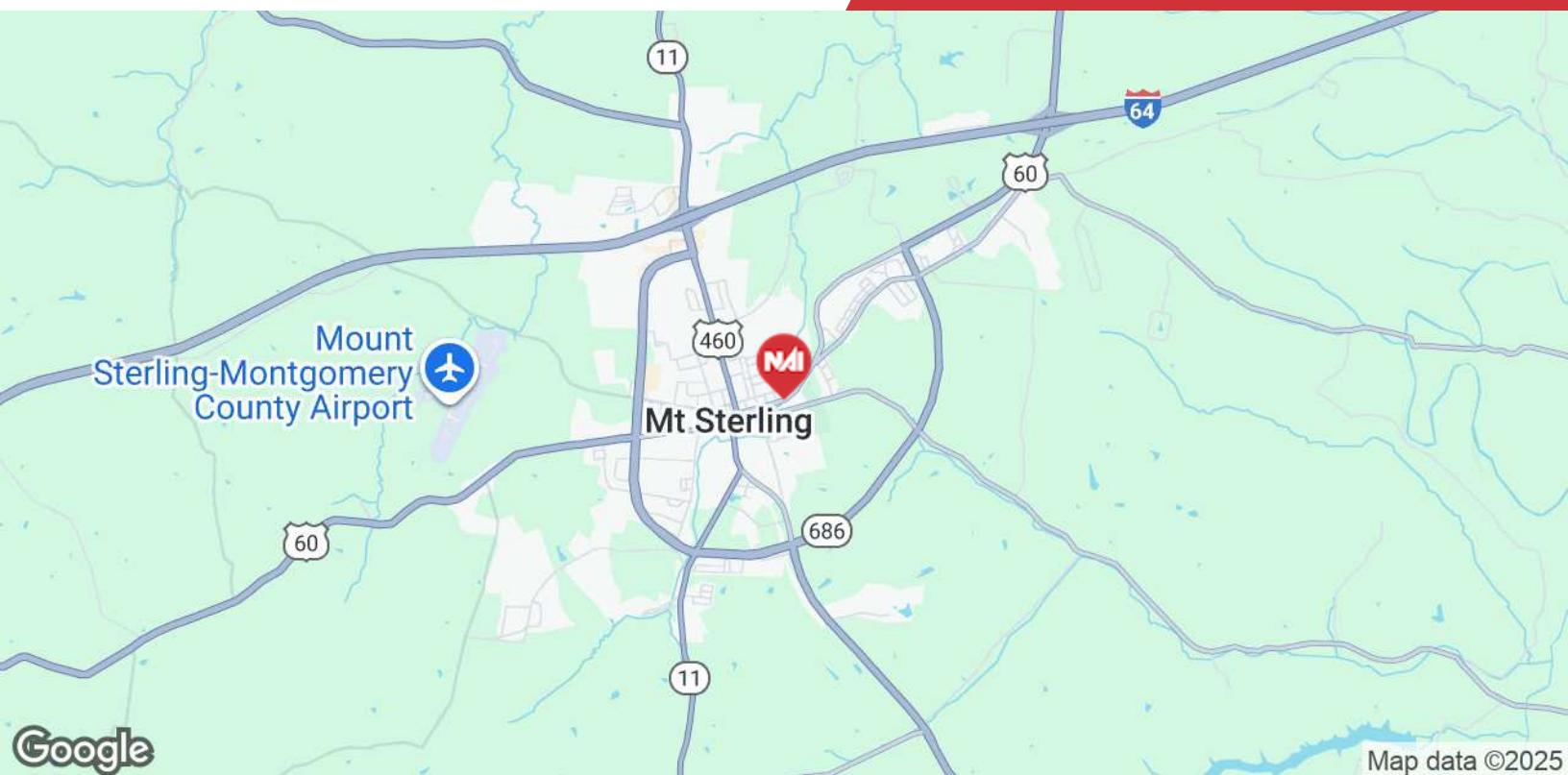


Commercial Real Estate Services, Worldwide.

For Sale & Lease

2,300 SF | \$300,000

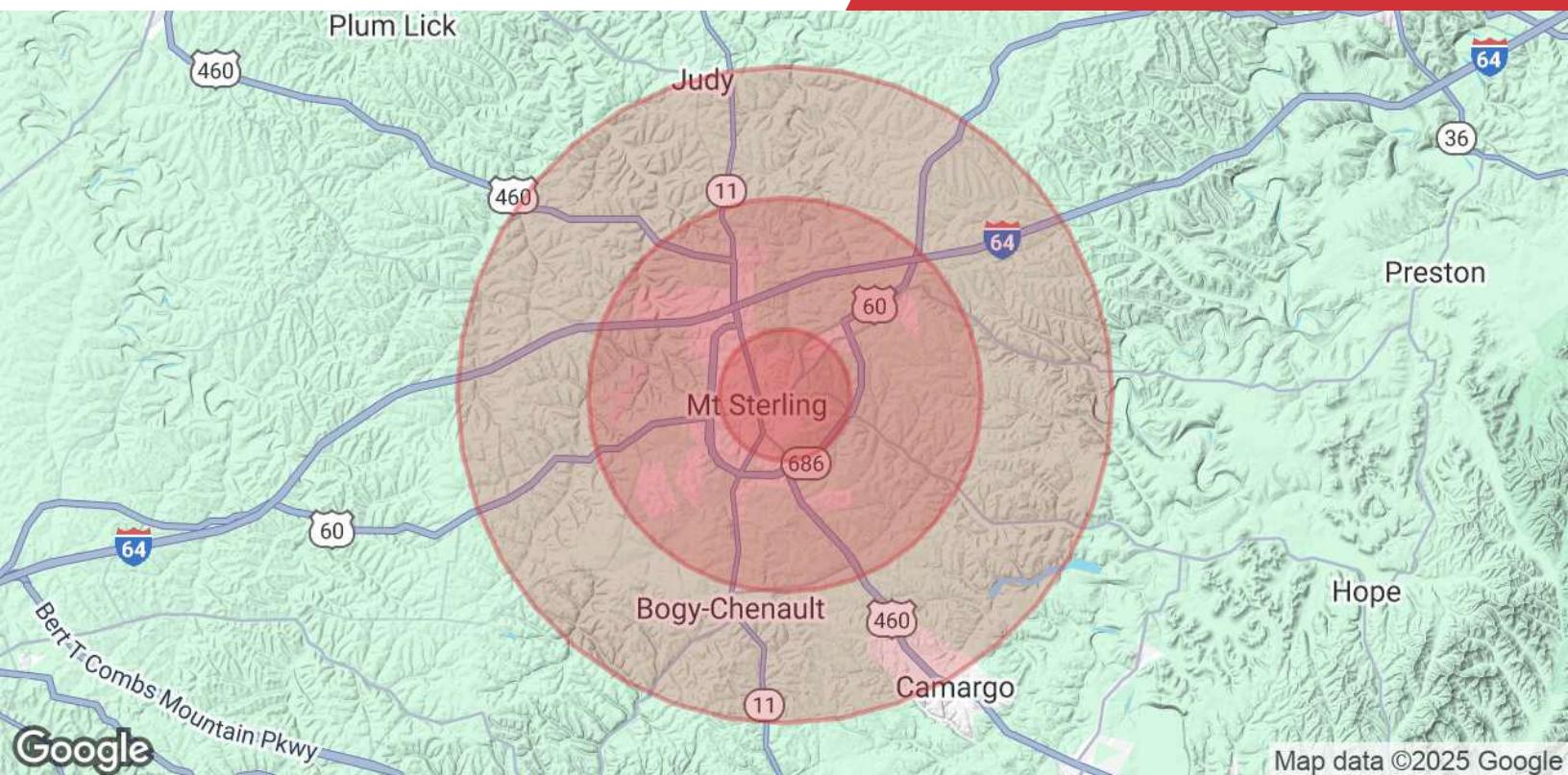
5-Bay Garage on 1.06 AC



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Population

	1 Mile	3 Miles	5 Miles
Total Population	5,434	15,211	19,124
Average Age	40	40	40
Average Age (Male)	38	38	39
Average Age (Female)	42	42	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,239	6,147	7,671
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$59,651	\$67,231	\$69,896
Average House Value	\$176,051	\$200,439	\$204,980

Demographics data derived from STDB 2024