



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



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



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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





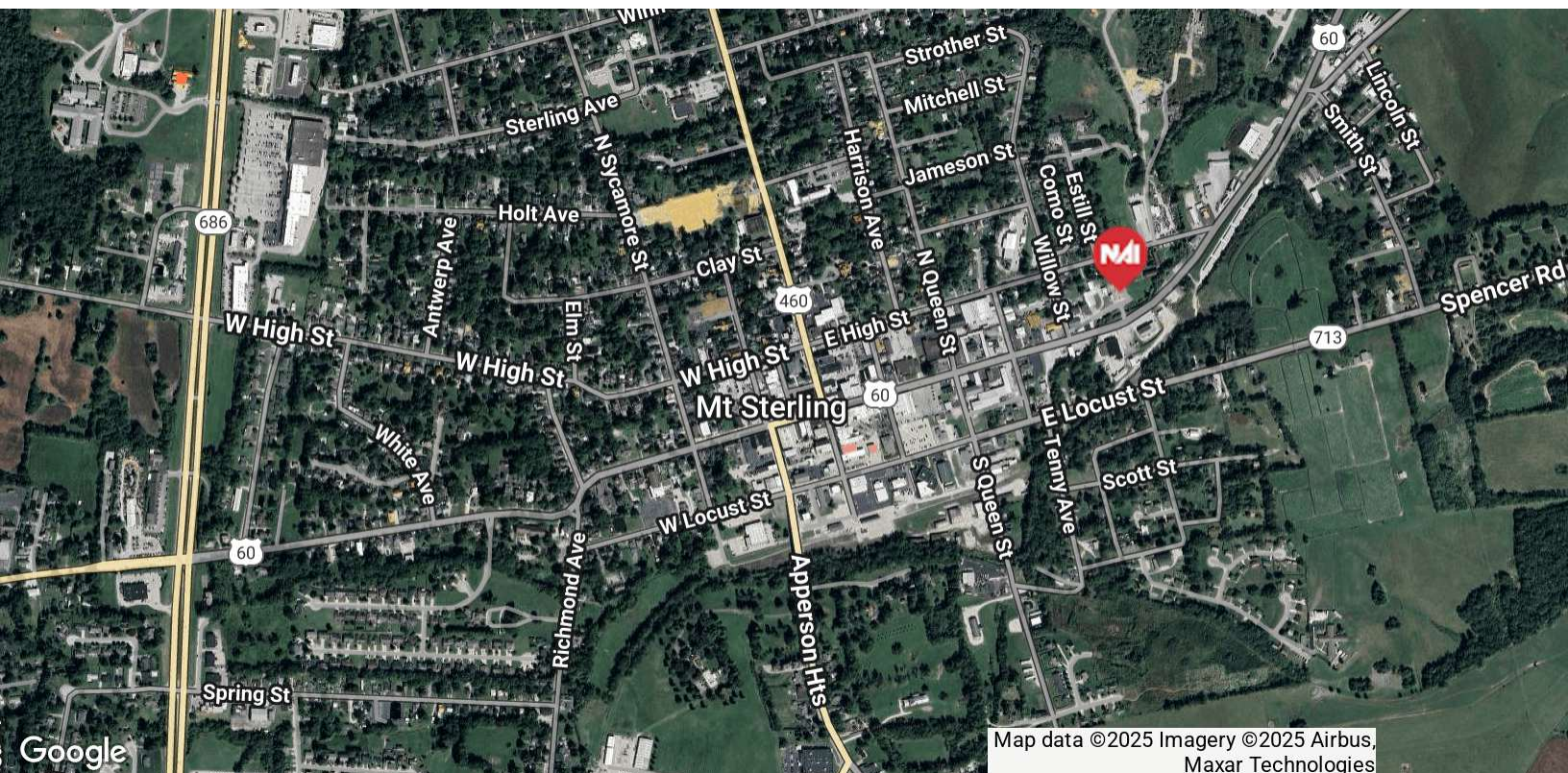
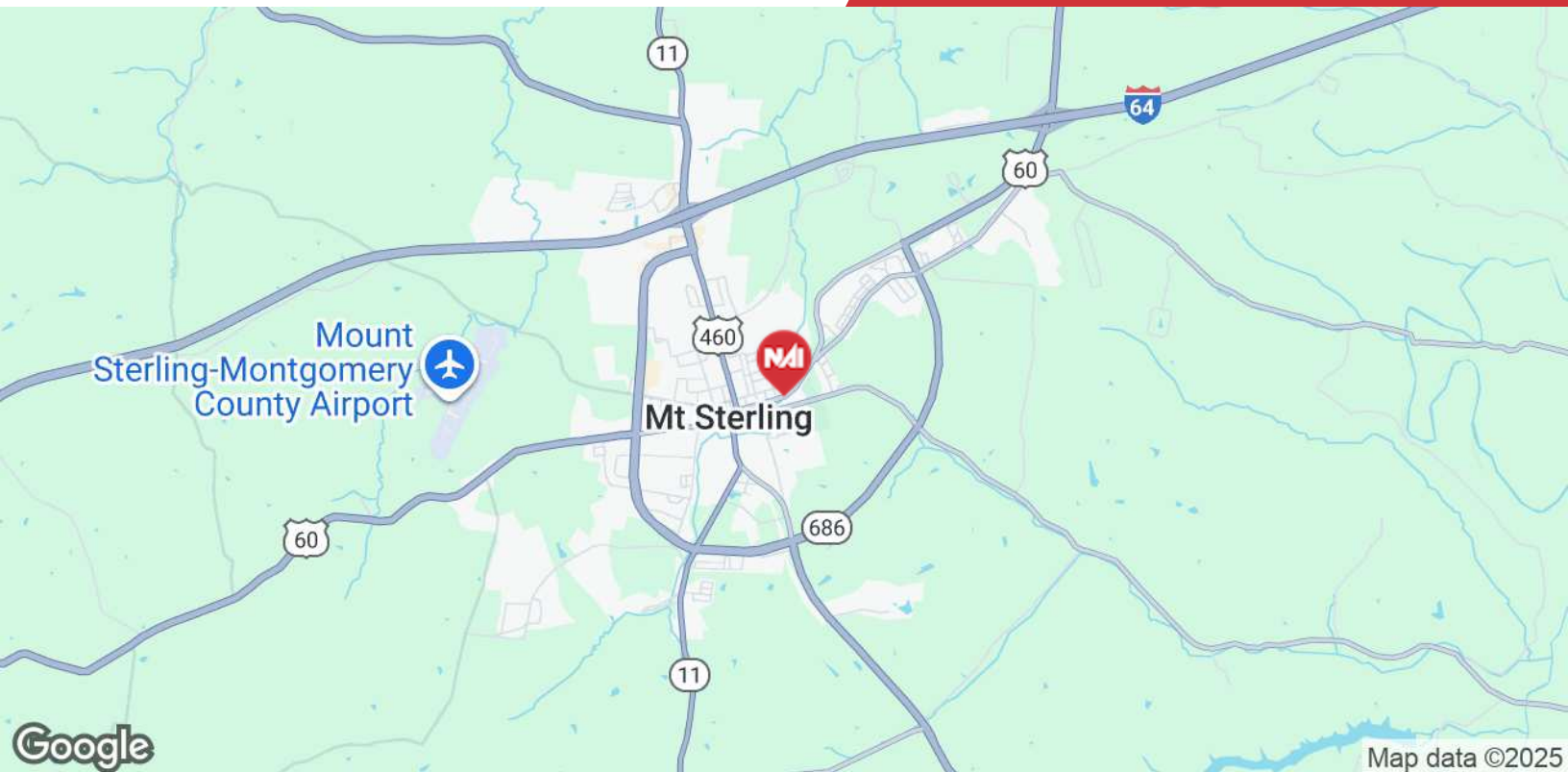
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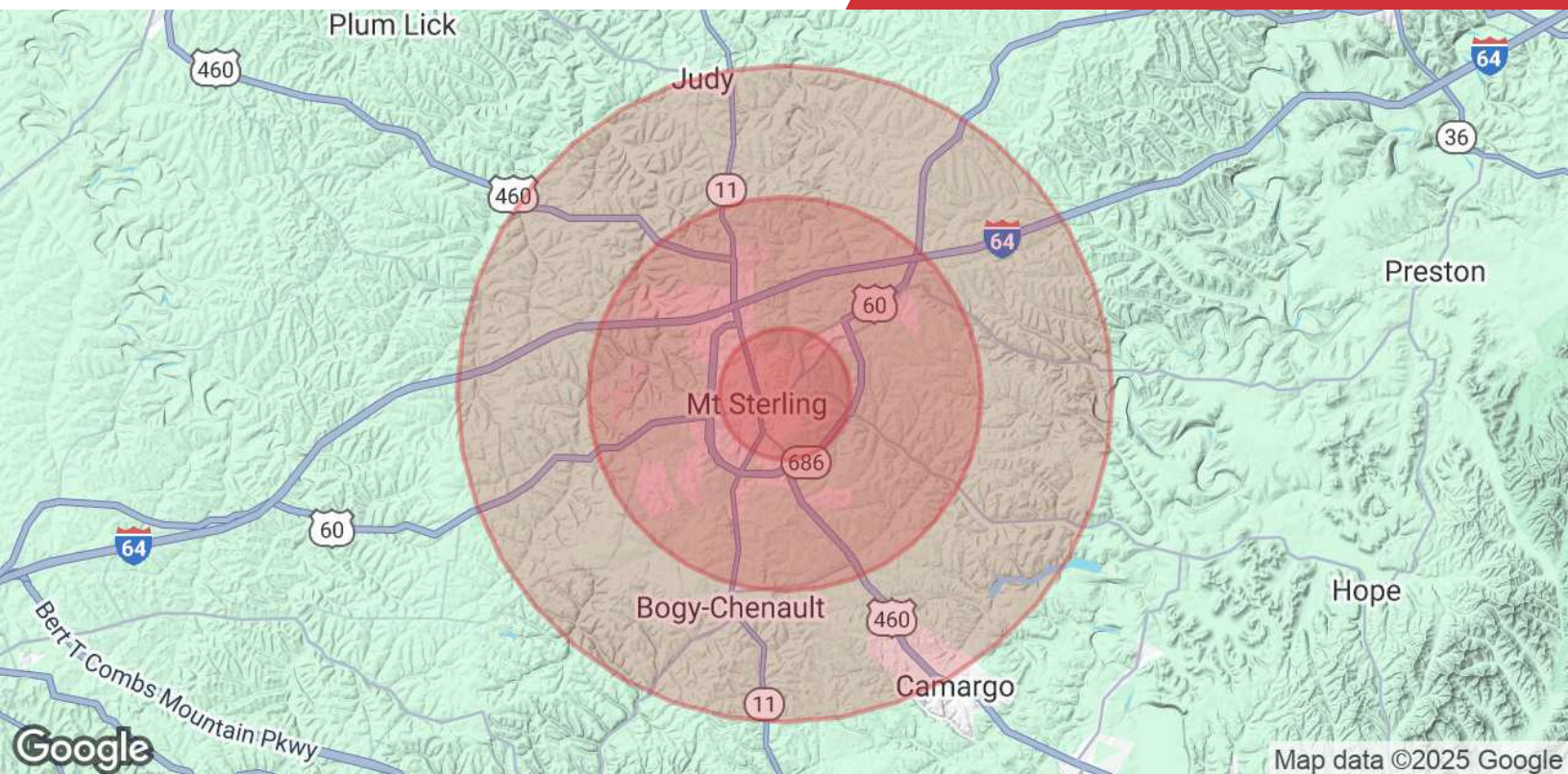
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Population

	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