

137 College Street New Castle, KY



net Henry County, KY PVA

Parcel ID	Physical Address	Land Value	Last 2 Sales
028-30-04-001.00	COLLEGE ST 00137	\$30,000	Date Price Reason Qual
Property Class Commercial	M&D INVESTMENTS LLC	Improvement Value \$269,000	8/24/2022 \$300,000 Annual Twice-Sold U
Taxing District New Castle	4550 HEARTHSTONE CT	Total Value \$299,000	2/17/2022 0 Affiliated Organizations U

Offering Memorandum

Stabilized state government lease with value-add opportunity.

137 College Street, New Castle, KY 40005

Price	\$330,000.00
Price/SF	\$134.31/SF
Rent Rate	\$12.25/SF
Annual Rent	\$30,100@2457SF
Cap Rate	9%
Tenant	Cabinet for Health and Family Services
SQ FT	Leased 2457
Lease Term	Annual Through June 30, 2030
Parking	11 Spaces
Landlord Responsibility	Mowing, Snow/Ice Removal,

