

FOR SALE

\$106,333 per door price

\$319,000

Rising Rental Rates:

With strong demand and limited housing supply, landlords of multifamily properties may experience increased occupancy rates and the ability to raise rents. This trend benefits investors and property owners by boosting cash flow and property value.

3-Unit Property
In-Place NOI: \$13,300 annually
Pro Forma Stabilized NOI: \$31,700 annually
Stabilized, Cash-Producing Asset
1031 Exchange Friendly

Comm 1st floor, multi use building



KYCB

COMMERCIAL BROKER

TANNER GOOD

WWW.KYCB.NET

KYCB COMMERCIAL BROKER

859.339.8105
218 Stanford Avenue
Danville, KY 40422
tanner@kycb.net

CONTACT TANNER

 859.339.8105





321 S Main St offers a stabilized, cash-flowing multi-family investment in a core, walkable location. This asset has established in-place income, functional layouts, and a history of consistent occupancy—no repositioning required to keep the lights on. The property fits cleanly into a long-term hold strategy or a 1031 exchange, providing predictable yield with upside through rent optimization and operational efficiencies. Bottom line: real income, real tenants, and a location that supports long-term durability. This is an asset for buyers who value fundamentals over flash and want returns that pencil on day one.



This is a great opportunity to expand your portfolio

CONTACT US

 www.kycb.net

 tanner@kycb.net

 859.339.8105



KYCB
COMMERCIAL
BROKER



Located in downtown Harrodsburg, 321 S Main St sits just minutes from Corning Glass, one of the area's largest and most stable employment anchors. That proximity matters—this location consistently supports tenant demand from workforce and long-term renters tied to the local employment base.