

# 2926 Dixie Hwy

LOUISVILLE, KY 40216

## MARKETING PRESENTATION



STEPHANNIE WILSON  
COMMERCIAL PROPERTIES

Scan here for  
full listing!





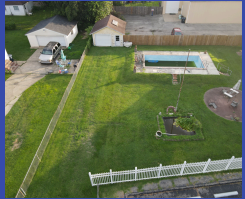
WELCOME TO THIS FANTASTIC  
COMMERCIAL LISTING IN THE PRIME  
LOCATION OF DIXIE HWY!



# OVERVIEW

**Exciting Investment Opportunity: Quad-Plex! Don't miss out on this fantastic investment property, ideal for savvy investors. This quad-plex features: A spacious 4-bedroom unit on the 1st floor A 1-bedroom apartment and an efficiency unit in the basement A cozy 1-bedroom apartment on the 2nd floor Current renters share utility costs, maximizing rental income. The property also offers a huge yard and ample parking space. The 1st floor unit has the potential to be divided into two separate apartments, increasing your revenue potential even further. With so much potential, this property is a must-see! Note: Property is being sold as-is.**







# LIST REPORTS

 2926 DIXIE HWY, LOUISVILLE, KY 40216

## AREA REPORT

### VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.



MEDICAL



ATM



GROCERIES



CLEANERS



GAS



0.1  
MILES

0.5  
MILES

0.6  
MILES

0.8  
MILES

0.8  
MILES



MOVIE THEATER



GYM



COFFEE



PHARMACY

2.5  
MILES


2  
MILES

1.9  
MILES

1.2  
MILES

 ListReports

**DISCLAIMER:** The information in this report is from third-party sources and its accuracy cannot be guaranteed.

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## OUTDOOR REPORT

### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

### POPULAR

	GOLF COURSE <b>IROQUOIS GOLF COURSE</b>	2.8 MILES
	DOG PARK <b>THE WARLOCK OF WARNOCK</b>	2.8 MILES
	PARK <b>MICHELE'S KIDDIE CATERING</b>	3.6 MILES
	HIKING <b>FALLS OF THE OHIO STATE PARK</b>	4.9 MILES

  
WITHIN  
10 MILES

18  
GOLF COURSES

7  
PARKS

1  
HIKING

2  
DOG PARKS

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# LIST REPORTS

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## SCHOOL REPORT



### SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **15** private schools within **5** miles.

K-5

MILL CREEK  
ELEMENTARY SCHOOL  
ASSIGNED

1  
RATING

7-8

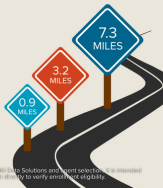
STUART MIDDLE  
SCHOOL  
ASSIGNED

1  
RATING

9-12

WESTERN HIGH  
SCHOOL  
ASSIGNED

1  
RATING



 ListReports

(DISCLAIMER) School data is provided by 40900 Eds Solutions and is not selected. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.

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## FOOD REPORT



### NEIGHBORHOOD EATS

This home is located near **140** moderately priced restaurants and has an **above average** variety of cuisines.

**163**



WITHIN 5 MILES



#### GOOD EATS BY CATEGORY

AMERICAN	29
FAST FOOD	25
PIZZA	19
MEXICAN	14
ASIAN	9
BARs	8
SEAFOOD	8
INTERNATIONAL	6
CAFES, COFFEE AND TEA	6
OTHER	16

 ListReports

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Listed By



Stephanie Wilson



STEPHANIE WILSON  
COMMERCIAL PROPERTIES



502.643.3062

s.realtorwilson2@gmail.com

buywithwilson.com