

FOR SALE  
\$595,000

784 St Danville, KY  
40422

300' Road Frontage  
Commercial Zoned  
Highway Business Zoning



#### Highlights


- 2,800 SF (70' x 40') flex / multi-use commercial building
- Approx. 300 ft of Hustonville Rd / S 4th St frontage
- 2x6 framed construction with full spray-foam insulation
- Two private bathrooms
- 5-ton, 16 SEER heat pump (energy-efficient HVAC)
- Insulated garage door + front roll-up door
- Concrete apron and parking area
- High traffic corridor – major connector through Danville
- Multi-use commercial zoning allows wide business types
- Modern mechanical and electrical systems
- Strong visibility, signage, and accessibility
- Ideal for owner-user or investment opportunity



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BROKER

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Positioned along Hustonville Road / South 4th Street, this property sits on one of Danville's busiest and most strategic corridors. The site offers exceptional daily exposure and convenient access to downtown Danville, the US-150 Bypass, and surrounding retail and industrial areas.

Nearby businesses include national retailers, automotive services, local contractors, and restaurants — creating synergy for customer traffic and brand presence. Danville serves as the commercial hub of Boyle County, home to Centre College and Ephraim McDowell Regional Medical Center, with a growing regional population and business base.


The property's location, frontage, and construction quality make it a rare find in the current market for small business owners and investors alike.



## CONTACT US

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Exceptional opportunity to acquire a modern 2,800± SF (70' x 40') flex / multi-use commercial building along Hustonville Road / South 4th Street, one of Danville's primary commercial corridors and major city connectors. The property offers approximately 300 feet of direct road frontage, ensuring outstanding visibility, signage potential, and access for both customers and deliveries.

Constructed with 2x6 framing, full spray-foam insulation, and a 5-ton, 16 SEER heat pump, this building provides superior energy efficiency, comfort, and long-term durability. Interior features include two private bathrooms, an insulated overhead garage door, front roll-up door, and large concrete apron and parking area for vehicles, outdoor work, or loading. The building's flexible open layout allows easy customization for a variety of users — from contractors, service companies, and light industrial users to retail-warehouse hybrids, e-commerce fulfillment, or vehicle storage. With high traffic counts, modern construction, and multi-use zoning, this property is ready for immediate occupancy.

It would be nearly impossible to rebuild this structure today for the same price, making it a cost-effective, high-visibility asset for either an owner-occupant or investor.