

**Active**

# 3016 River Park Dr

3016 River Park Dr, Louisville, KY 40211



## Overview

Louisville, KY Single-Family Investment Portfolio | \$625,000

Introducing a compelling investment opportunity featuring a portfolio of six single-family homes strategically located across Louisville, KY. Priced at \$625,000, this value-packed collection offers a mix of property sizes, layouts, and income-producing potential — ideal for investors seeking immediate cash flow with long-term upside.

These older homes have undergone various updates and improvements, offering both charm and functionality.

## Portfolio Overview:

1. 3016 River Park Dr
2.
  - 4 Bedrooms + Bonus Room | 2 Bathrooms | 2,460 Sqft
  - 2-Car Garage | Central Air & Heat
  - Offered at \$200,000
  - Spacious layout ideal for families or shared housing
3. 427 N 28th Street
4.
  - 2 Bedrooms | 1 Bathroom | 912 Sqft
  - Offered at \$75,000
5. 427 ½ N 28th Street
6.
  - 1 Bedroom | 1 Bathroom | 870 Sqft
  - Offered at \$70,000
7. 1542 Garland Ave
8.
  - 4 Bedrooms | 1.5 Bathrooms | 1,778 Sqft
  - Offered at \$135,000
  - Large footprint with classic character and strong rental appeal
9. 1815 Columbia St
10.
  - 2 Bedrooms | 1 Bathroom | 610 Sqft

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## For Sale

**Multifamily**

Sale Price	\$625,000
Price Per SF	\$86.2/SF
Building Size	7,252 SF
Acres	0.1581 ac
Zoning Description	Multifamily Residential
Average Occupancy Rate	0.33%
Total Units	6
County	Jefferson
Available	08/27/2025
Created	08/25/2025
Updated	12/12/2025
Listing ID	a549186d
Parcel APN	007K00490000



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- Offered at \$75,000
11. 1817 Columbia St
12.
  - 2 Bedrooms | 1 Bathroom | 610 Sqft
  - Offered at \$70,000

Whether you're expanding your existing holdings or entering the Louisville market, this portfolio offers the rare combination of affordability, occupancy, and upside potential.

Financials, rent roll, and additional details available upon request.

### **Investment Highlights:**

- Total Portfolio Price: \$625,000
- Unit Count: 6 properties
- Updated Homes: Many improvements already made, reducing upfront CapEx
- Diverse Property Mix: Varying sizes and layouts to appeal to a range of tenant profiles
- Strong Rental Demand: Located in established neighborhoods with solid occupancy rates



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