

OFF THE RAILS TASTING ROOM & WINE DEPOT

2118 Bruce Ave | Louisville, KY

OFFERING MEMORANDUM



WINE • BEER
BOURBON • BITES



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CONFIDENTIAL LISTING - ONLY CONTACT AGENT



Dahlem

Off the Rails Tasting Room & Wine Depot

CONTENTS

01 Executive Summary
Investment Summary

02 Property Description
Aerial Map
Property Images

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OFFERING SUMMARY

ADDRESS	2118 Bruce Ave Louisville KY 40218
COUNTY	Jefferson
BUILDING SF	7,200 SF
LAND ACRES	.78
TASTING ROOM SF	3,600 SF

FINANCIAL SUMMARY

PRICE	Submit Offer
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	10,832	97,352	251,123
2023 Median HH Income	\$52,837	\$58,222	\$65,013
2023 Average HH Income	\$69,880	\$85,542	\$95,106

Entire Building

- Entire Building: Tasting Room & Second Floor Event Space/Apartment - For Sale Along with Extensive Bourbon Inventory and Equipment
- Individual Sections For Sale

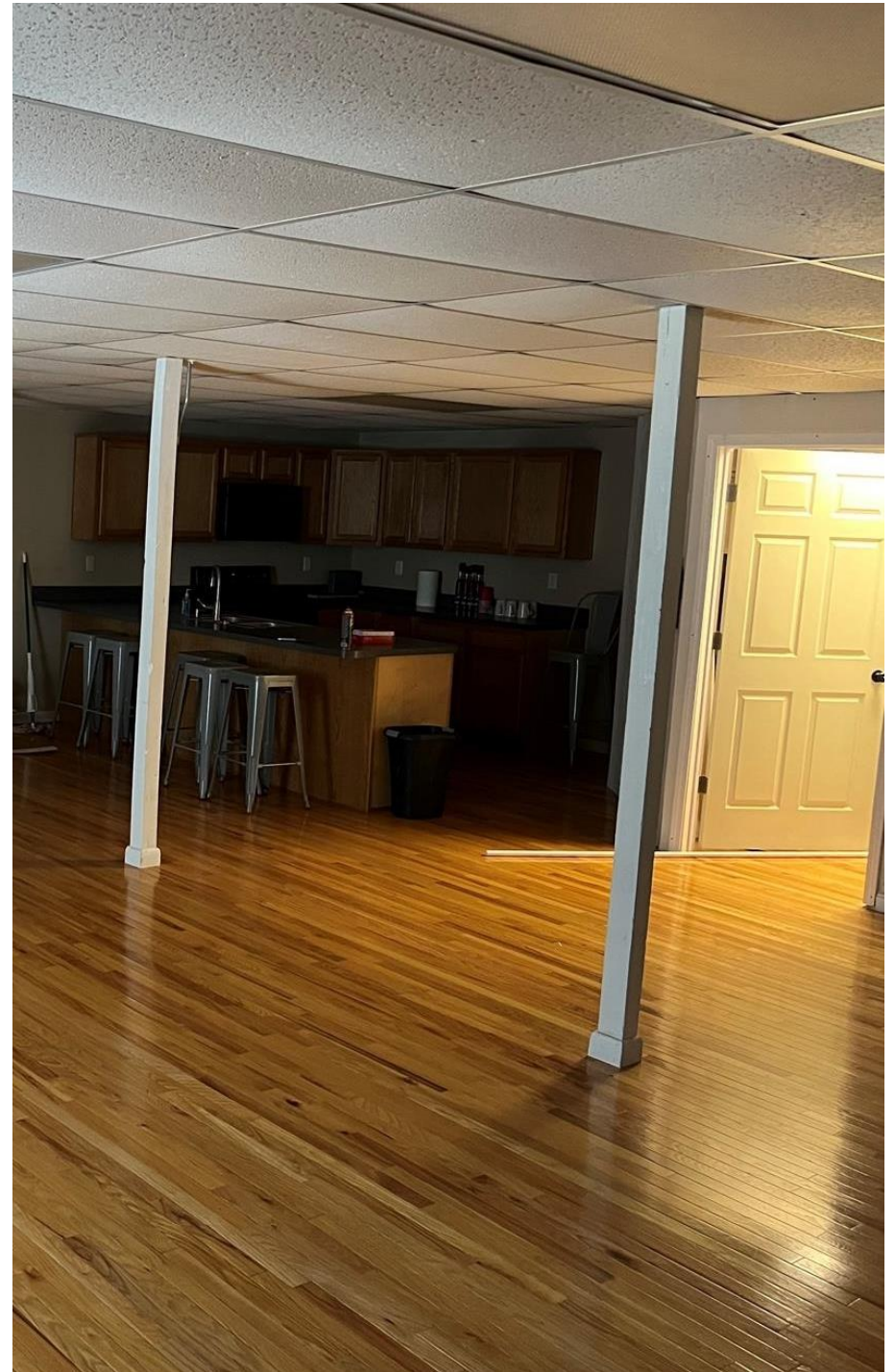
Tasting Room

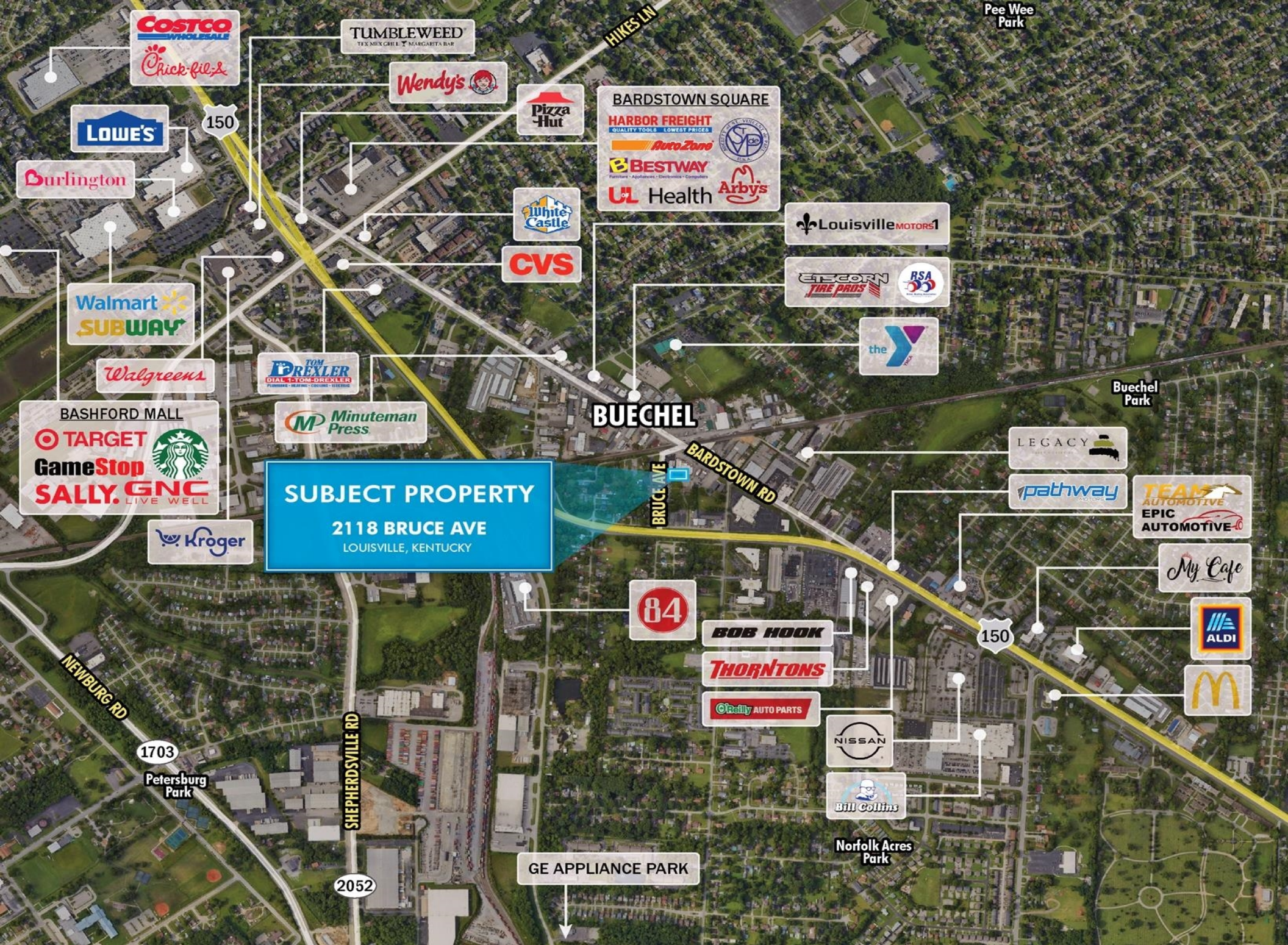
- Equipment & Unique Bourbon Inventory is Additionally For Sale
- Established, Operating Business - Open Since 2020
- Ideal Set Up for Brewery
- High-End/New Finishes
- Operating Kitchen



Second Floor

- Total SF - 3,600
- Office, Storage Room, Event Space
- Apartment Featuring 2-3 Bedrooms & 2 Bathrooms. Airbnb Ready, Perfect for Bourbon Enthusiasts!





SUBJECT PROPERTY
2118 BRUCE AVE
LOUISVILLE, KENTUCKY



Bar Area



Kitchen Area



Bar Area



Second Floor - Event Space



Second Floor - Bourbon Room



Second Floor - Wet Bar



Sitting Area



Sitting Area

Off the Rails Tasting Room & Wine Depot

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