

FOR SALE

8,400 +/- Sq Ft

\$1,199,000

OFFICE + RESIDENTIAL + BASEMENT
PROFESSIONAL OFFICE LAYOUT WITH MULTIPLE
WORKSPACES

FINISHED / PARTIALLY FINISHED BASEMENT
IDEAL FOR STORAGE, EXPANSION, OR FLEX USE
UPPER-LEVEL RESIDENCE (~1,800+ SF)

FINISHED TO A LEVEL ABOVE TYPICAL SPEC
HOMES

FULL KITCHEN, LIVING SPACE, BEDROOMS
IDEAL FOR OWNER-USER OR EXECUTIVE HOUSING

Fully improved and secured contractor-ready industrial property in excellent condition, featuring office, high-end residential living, finished basement space, and a detached shop with mezzanine storage.

This is a true owner-user compound built for efficiency, security, and long-term performance. Located within Danville city limits on an IBD (Industrial Business District) zoned site, the property offers flexibility for a wide range of commercial uses with integrated residential capability.

**0.75 Acres +/- Industrial Zoned Flex
Space in Downtown Danville**



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859.339.8105

129 N 4th St Danville, KY 40422

tanner@kycb.net

CONTACT TANNER | PRINCIPAL



859.339.8105





Building Breakdown (Per Appraisal)


- Main Building (Office + Apartment + Basement): ~5,688 SF
- Detached Garage / Shop: ~2,800 SF
- Total Improvements: ~8,400+ SF across 2 buildings
- Main Building: Built 1999 | Renovated 2022
- Garage: Built 2019 | Expanded 2021
- Effective Age: ~8 Years
- Condition: Excellent (well-maintained, updated, and fully functional)


This is a great opportunity to expand owner/user.



CONTACT US

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Location Advantages

- Positioned on Roy Arnold Blvd (established industrial corridor)
- Minutes to downtown Danville, Centre College, and Ephraim McDowell Hospital
- Direct access to US-127 / 4th Street corridor
- ~35 minutes to Lexington