



## 5-Bay Garage

419 E Main St

Mount Sterling, Kentucky 40353

### Property Highlights

- Ideal for storage or repair shop with ample room for vehicles, equipment and tools
- Expansive lot space for additional vehicle storage, outdoor equipment sales or additional construction
- 13' ceiling heights with 30' depth drive-in bays
- 12' clear height roll-up garage doors for easy access
- Located directly off East Main Street
- Close proximity to I-64 (1.8 Miles) and the Bypass (1.3 Miles)
- Zoned B-4

### Offering Summary

<b>Sale Price:</b>	\$385,000
<b>Lease Rate:</b>	\$15.00 SF/yr (MG)
<b>Building Size:</b>	2,300 SF
<b>Lot Size:</b>	1.06 Acres

### For More Information

**Max Darby**

Associate

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Commercial Real Estate Services, Worldwide.

For Sale & Lease

2,300 SF | \$385,000

5-Bay Garage on 1.06 AC



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### Location Information

Street Address	419 E Main St
City, State, Zip	Mount Sterling, KY 40353
County	Montgomery County

### Building Information

Building Size	+/-2,300 SF
Drive-In Bays	5 (One -14' wide & Four -10' wide) with roll-up garage doors
Bay Depth	30 ft
Ceiling Height	13 ft

### Property Information

Property Type	Garage
Zoning	B-4
Lot Size	+/-1.06 AC / 0.4 AC Usable
APN #	23M-60-27-017.00
Lot Frontage	200 FT
Utilities	Electric & water on-site





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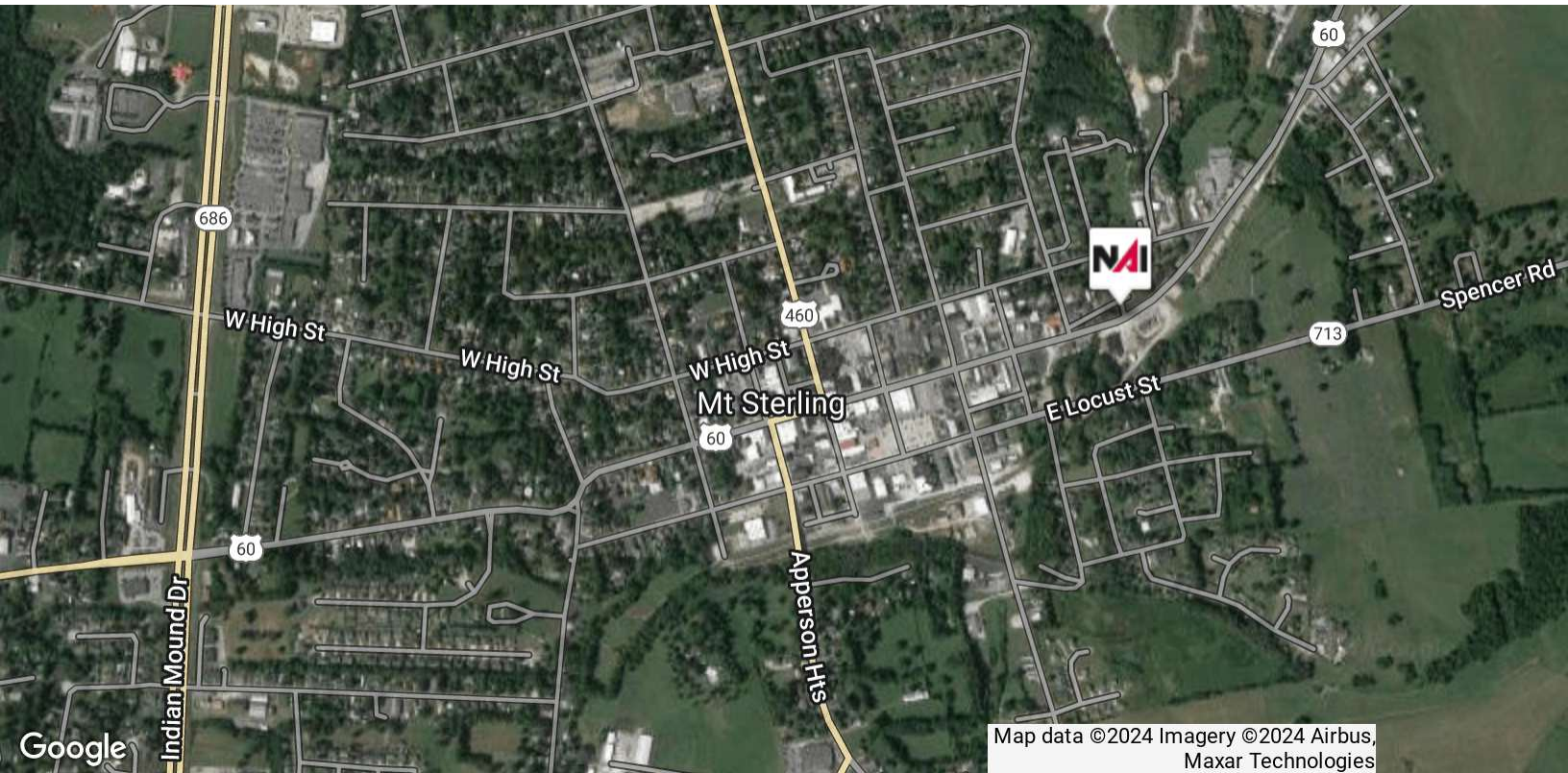
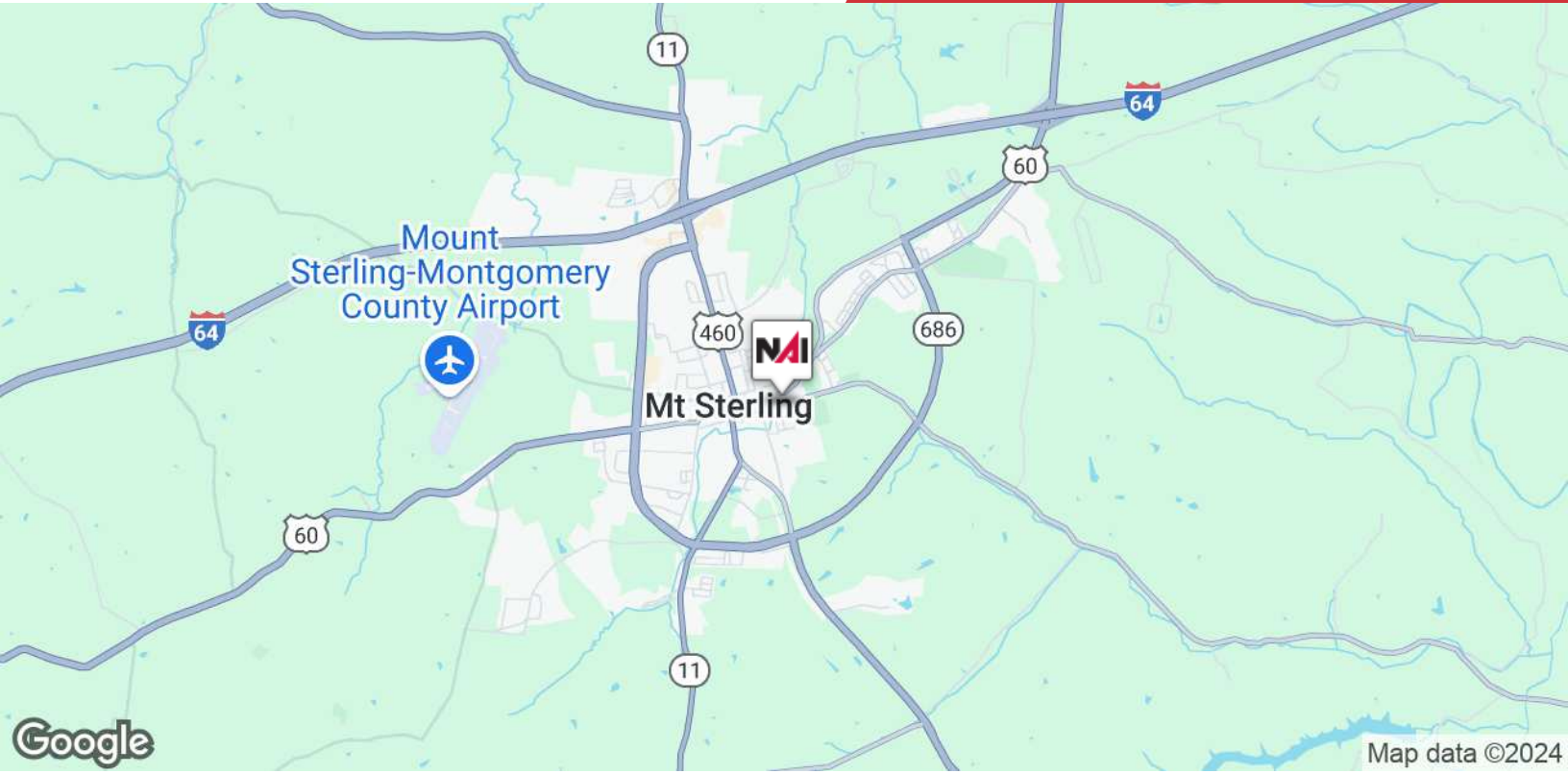
2,300 SF | \$385,000

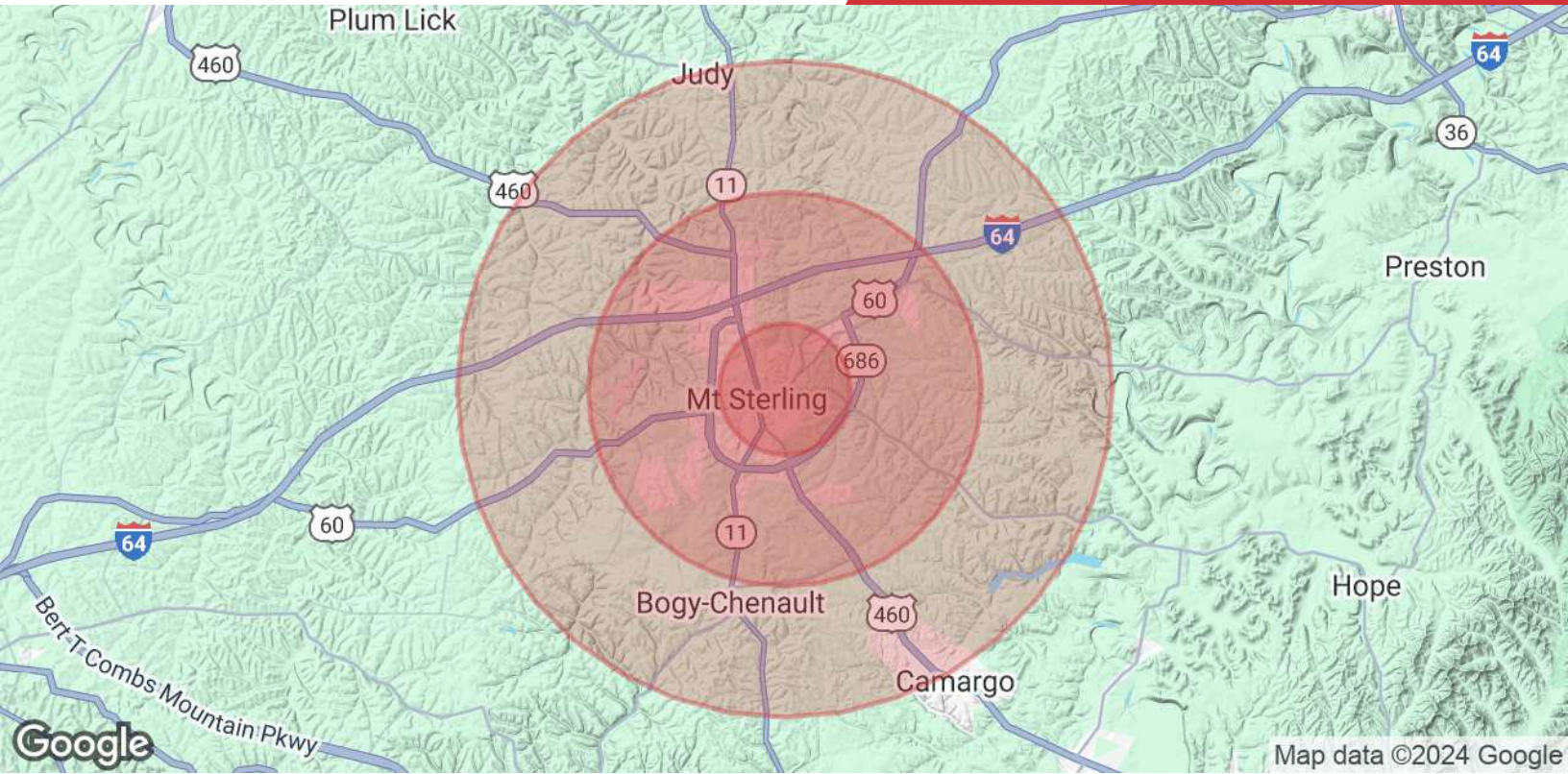
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	5,434	15,211	19,124
<b>Average Age</b>	40	40	40
<b>Average Age (Male)</b>	38	38	39
<b>Average Age (Female)</b>	42	42	42
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,239	6,147	7,671
<b># of Persons per HH</b>	2.4	2.5	2.5
<b>Average HH Income</b>	\$59,651	\$67,231	\$69,896
<b>Average House Value</b>	\$176,051	\$200,439	\$204,980

Demographics data derived from STDB 2024