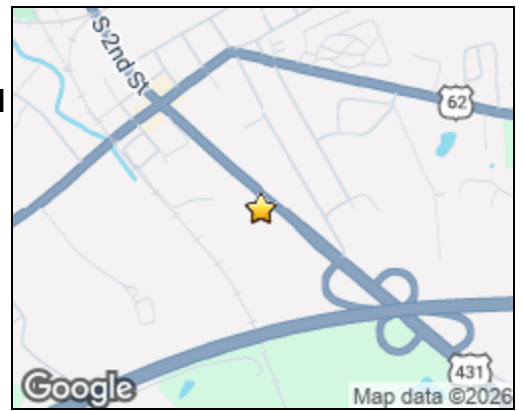




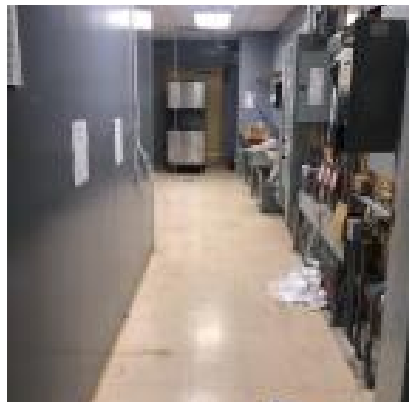
**26020004 - Commercial
Sale Active**
637 S 2nd Street
Unit
Number, Central City, KY,
42330-1701
County: Muhlenberg
List Price: \$2,500,000



Property Sub	Business	Lot Size Acres:	0.971	MLS Area	100 - Muhlenberg	Listing Contract Date:	07/24/2026
Type:		Lot Size SqFt:	42,297	Major:	County	Status Change:	07/27/2026
Number Of	1	Living Area:	2,160	Business	Arby's & BP Station	DOM:	3
Buildings:		Living Area Units:	Square Feet	Name:		CDOM:	3
Building Area	2,160	Living Area Source:	Public Records	Accessibility	Yes		
Total:		Basement YN:	No	Feat:			
Building Area	Public Records	Stories Total:	1	Cooling YN:	Yes		
Source:		Zoning:	C	Heating YN:	Yes		
Building Area	Square Feet	Zoning Description:	commerical	Comp Sale YN:	No		
Units:							
Parking Total:	30						
Year Built:	2009						
Listing Terms:	1031 Exchange; Cash; Conventional						
Special	Standard						
Listing Cond:							











Building and Property Details:	Building Expansion Potential YN: Yes; # of Men's Restrooms: 1; # of Women's Restrooms: 1	Business Type:	Commercial; Food & Beverage; Mixed; Retail
Building Features:	Concrete Floor; Kitchen Facilities; Tile/Brick Floor	Income and Expenses:	Cash Flow Before Tax: 7,500; Gross Income: 90,000; Gross Scheduled Income: 7,500; Real Estate Taxes: 0.94; Taxes: 18,100
Heating:	Gas Pack	Existing Lease Type:	NNN
Cooling:	Central Air	Tenant Pays:	Common Area Maintenance; Electricity; Gas; Interior Maintenance; Sewer; Taxes; Trash Collection; Water; Other
Ceiling:	Open	Sale Includes:	Building(s); Equipment; Fixtures; Land; Leases
Roof:	Flat; Rubber	Construction Materials:	Block; Concrete; Glass; Steel Frame
Electric:	3 Phase	Parking Features:	Covered; On Site; Open; Paved; Other
Sewer:	Public Sewer	Security Features:	Fire Sprinkler System
Water Heater:	Electric; Water Heater	Special Listing Conditions:	Standard
Utilities:	Electricity Available; Natural Gas Available; Sewer Connected; Water Available		

Public Remarks: This prime commerical opportunity is only a few hundred off of the I-69/Western Kentucky Parkway exit (#58) at Central City Kentucky which connects to US-431 / KY-70 (Drakesboro & Central City). The restaurant half of this building has a fresh ten year triple net lease which provides a 6.5% cap rate. The convenience store side has the majority of equipment and is ready to occupy.

Directions: A few hundred off of the I-69/Western Kentucky Parkway exit (#58) at Central City Kentucky which connects to US-431 / KY-70 (Drakesbor & Central City). **Latitude:** 37.285416 **Longitude:** -87.115034

Tax Rate: 0.94	Parcel Number: 142-03-01-012.000
Possession: Close Of Escrow	Original List Price: \$2,500,000

Listing provided courtesy of:



Angie Bogard
Property Investment Solutions
286 Browne Rd
Hardin, KY 42048
Email: angie@wkmre.com
Phone:
Office Phone: 270-293-8738
Fax:



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