

POTENTIAL INCOME PRODUCING REAL ESTATE INVESTMENT

120 N Elm Street, Henderson, KY 42420

OFFERING MEMORANDUM



Opportunity to own a unique Potential Income Producing Real Estate Investment Downtown. This location has an established pattern of traffic from locals and travelers alike.

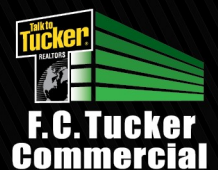
Awarded Best Consignment Shop & Best Antique Shop in Henderson several years running. Recognized 2nd Best Antique Shop in the state by Kentucky Living Magazine. Hosted talent from other states including TN, FL and LA. Current owners are retiring.

Kristin Dannheiser, Broker
Direct: 812.455.0001
kristind@fctuckercommercial.com



7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
800-564-1024 • 812-473-6677

FCTuckerCommercial.com



PROPERTY DETAILS

Sale Price	\$1,125,000 \$995,000
Building SF	18,726 SF 3 Floors- 6,242 SF / Floor
Roof	2015 -New Decking, Insulation & White Membrane
HVAC	2024 -First Floor, New HVAC 2019 -Third Floor Loft, New HVAC within 5 years
Capital Improvement Upgrades	<p>First Floor 2023 -Built stage, added green room 2022 -Restrooms and plumbing 2022 -Store front entry and 2 x 12' garage doors 2020 -Load bearing walls for vendor spaces 2013 -Electric</p> <p>Second Floor 2023 -Added exterior door, exterior stair access</p> <p>Third Floor Apartment 2018 to 2020 -All New 2 Bedroom, 2.5 Bath</p> <p>Exterior 2022 -Repaved and Striped Parking Lot 2005 -Tuck pointing approx. 15-20 years ago</p>

All Showings by Appointment Only

TENANT DETAILS

Current Tenant & Space	Current Terms
First Floor	
Black Dalia, 435 SF	\$500 / Month + 10% Sales
Venus & Pearl, 120 SF	\$150 / Month + 10% Sales
Culture Relic, 182 SF	\$200 / Month + 10% Sales
Bourbon Buckle, 102 SF	\$150 / Month + 10% Sales
Potential Vacant Areas	
First Floor	
Availability & Venue Space	\$13-\$15 / SF / Gross Lease
Parking Lot	
Potential Rate	
Behind Building, Street Parking	
Or recapture more Income	\$750-875 / Month Total
Third Floor	
Potential Options	
New Owner Beautiful Living Space	Short Term Rental (Airbnb)
	Corporate Rental
	Rental \$2,500 -\$3,500 / Month

Kristin Dannheiser, Broker
Direct: 812.455.0001
kristind@fctuckercommercial.com



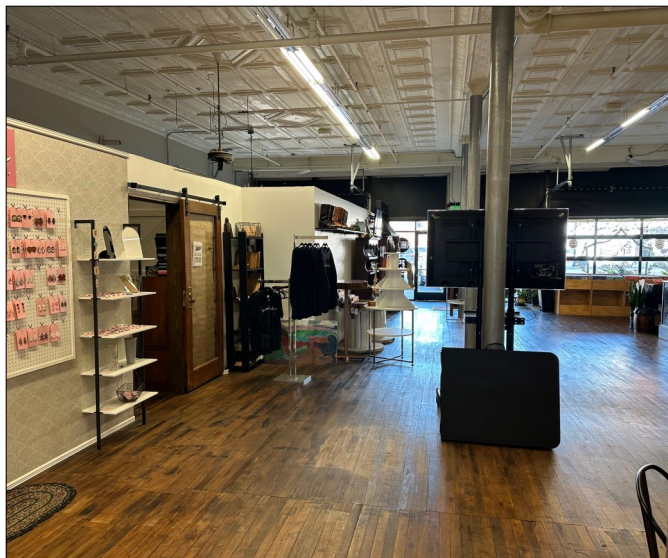
7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
800-564-1024 • 812-473-6677

FCTuckerCommercial.com

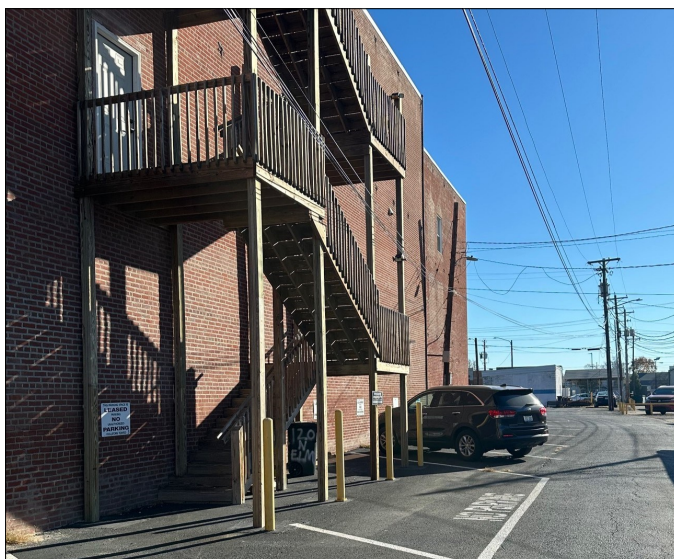


120 N Elm Street, Henderson

OFFERING MEMORANDUM



Click [HERE](#) or
Scan QR for
More Photos



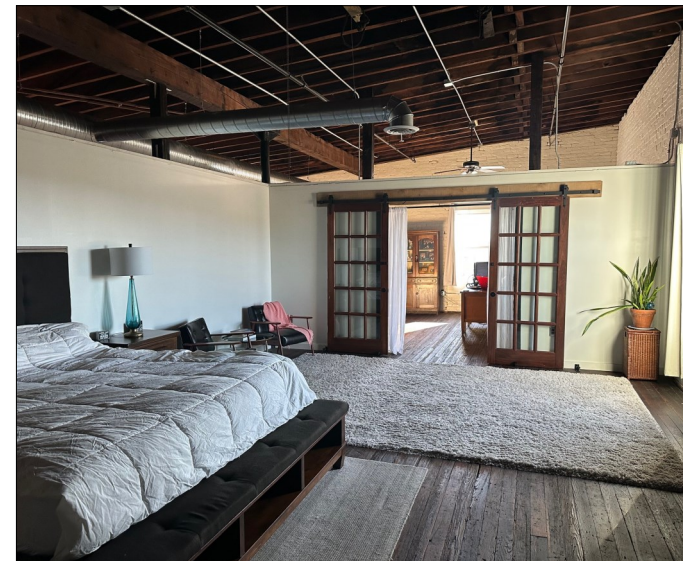
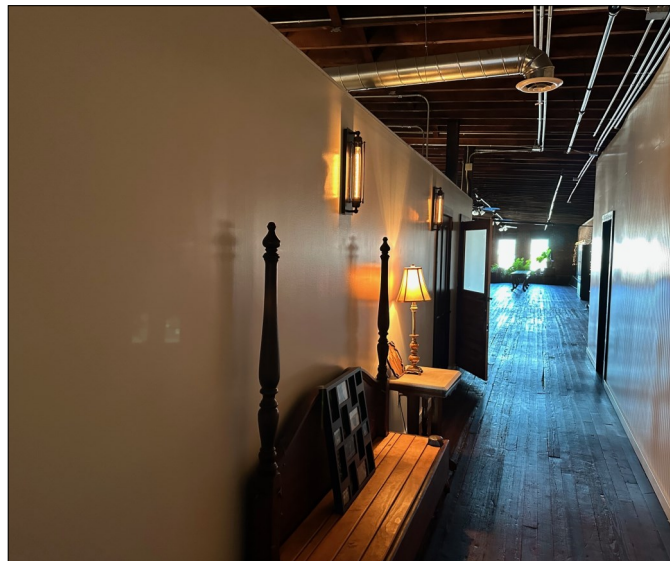
Kristin Dannheiser, Broker
Direct: 812.455.0001
kristind@fctuckercommercial.com



7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
800-564-1024 • 812-473-6677

FCTuckerCommercial.com





Kristin Dannheiser, Broker
Direct: 812.455.0001
kristind@fctuckercommercial.com



7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
800-564-1024 • 812-473-6677

FCTuckerCommercial.com