Breland Group REALTORS

BULLSEYE REALTY GROUP
LOUISVILLE, KY

FOR SALE
$347,500
PRIME DEVELOPMENT & INVESTMENT OPPORTUNITY

328 E. CALDWELL ST.
LOUISVILLE, KY 40203

Positioned in one of Louisville's most dynamic urban corridors, this 6,953 SF C-2 zoned property offers exceptional flexibility and value-add potential for investors, developers, and owner-users.

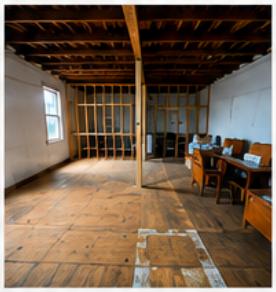
±6,953 SF TOTAL BUILDING SIZE

2 GARAGE BAYS DRIVE-IN ACCESS

C-2 COMMERCIAL ZONING

STRONG INVESTMENT & OWNER-USER POTENTIAL

WIDE VARIETY OF USES
GENERAL OFFICE • WAREHOUSE • BREWERY • MANUFACTURING
STORAGE • DISTRIBUTION • CONTRACTOR SERVICES • AIRBNB
ENTERTAINMENT VENUE • AND MORE

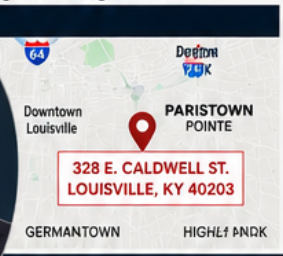


PROPERTY HIGHLIGHTS
- ±6,953 SF commercial building
- C-2 Commercial zoning allows for a broad range of uses
- Two drive-in garage bays with warehouse functionality
- Ideal for office/warehouse, brewery, manufacturing, storage, distribution, contractor services, AirBnB, entertainment venues, and more
- Prime urban infill location near Downtown Louisville
- Minutes from Paristown Pointe, Germantown, Shelby Park & the Highlands
- Convenient access to I-65, I-64 & major employment centers
- Strong owner-user and investment potential
- Located within one of Louisville's fastest-growing urban neighborhoods

INVESTMENT HIGHLIGHTS
- Opportunity Zone Location
- Prime Urban Infill Property
- Flexible C-2 Zoning
- Airbnb / STR Potential
- Entertainment Venue Potential
- Brewery & Manufacturing Uses
- Owner-User or Investment Opportunity
- Minutes from Downtown Louisville

ASKING PRICE
$347,500
C-2 COMMERCIAL ZONING | ±6,953 SF
2 DRIVE-IN GARAGE BAYS

PRICED BELOW AREA COMPARABLES
ADJUSTED 15% FOR IGR



AERIAL VIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	14,857	92,909	221,247
HOUSEHOLDS	6,922	40,060	97,675
AVG. HH INCOME	$62,141	$64,985	$70,790
DAYTIME EMPLOYEES	16,753	78,693	156,646

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TARGETED STRATEGY.
MAXIMUM RESULTS.