

LAND WITH CONCRETE PAD / PARKING / DEVELOPMENT

3048 W Broadway, Louisville, KY 40211

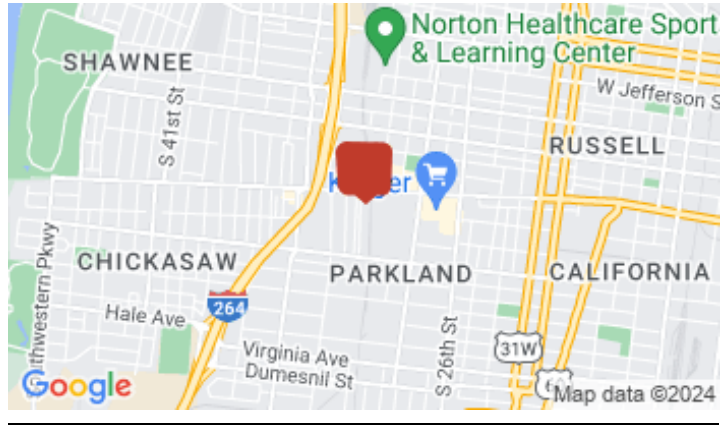


Listing ID:	30822508
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Industrial, Multi-Family
Gross Land Area:	0.83 Acres
Sale Price:	\$400,000
Unit Price:	\$481,927 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Louisville/Jefferson County
County:	Jefferson
Tax ID/APN:	046A00200000
Zoning:	EZ-1 - Enterprise Zone District



Overview/Comments

Zoning: Because this property is zoned EZ-1, it is available for multiple development uses. In its current state it would be ideal for parking trucks, truck terminal etc. . Per the regs, EZ-1 zoning allows all uses permitted in the C-2 Commercial and M-3 Industrial zones, with some exceptions. **Acreage:** The property is 0.825 acres comprised of 2 contiguous parcels: 046A00200000 - 0.4442 acres. 046A00210000 - 0.3808 acres. **Land:** The land is flat and for the most part paved with concrete. **Entry:** Entry to the property is via one of 2 gates: one at the north end and one at the south of the property's west side. **Fences:** The property is fenced on 3 sides; just the east side bordering the railway line is unfenced. **Railway Spur:** The property's eastern border is a railway track running N-S; there are railway tracks on the property and evidence that there was once an adjoining spur. From a conversation with the railways, it appears that the rail spur could be used if needed. **Buyer to verify.** **Area Development:** This property is in the path of progress Hundreds of millions of dollars in recent development are close by. **Highway Access:** As you will see from the photos, the property is just minutes to multiple interstates. This listing can be bought together with its contiguous neighbor at 3044 West Broadway, a 10,418 sq ft concrete warehouse, listing number 30722856, located on a 0.93 lot. If purchased together the total acreage would be 1.76 acres.



More Information Online

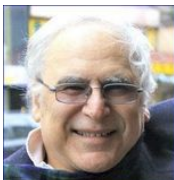
<https://www.kcrea.com//listing/30822508>

QR Code

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Property Contacts



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