

1201 Hall Street

OWENSBORO, KY

OWNER-USER/INVESTOR: ±9,904 SF SIGN FACILITY + ESTABLISHED SIGN BUSINESS & ASSETS

This opportunity has been repositioned to move at \$845,000, this is a real estate with an operating sign company and supporting assets to create a true turnkey acquisition. The value is in the ongoing customer relationships, production capability, and the infrastructure already in place to fulfill illuminated and dimensional sign work. Due to confidentiality, tax returns, asset schedule, and customer detail are released only upon NDA. Seller is requesting offers on an accelerated timeline—qualified parties should act quickly to schedule a tour and begin diligence.

- 📍 PRICE REDUCED – \$845,000 (Real Estate + Business + Assets)
- 🏠 Turnkey acquisition: facility + equipment + operations designed for sign production
- 👤 Established customer base + repeat accounts (details available upon NDA)
- 🔌 UL-listed electric sign fabrication capability (per seller) – illuminated/dimensional signage
- 📄 Includes FF&E, inventory, IP, domain/phone + transition support (asset list under NDA)
- 📊 Financials (2022-2024) and customer/asset schedules available upon NDA; buyer to verify all info







GULFSTREAM
COMMERCIAL SERVICES, LLC



Fahr Juneja

(502) 744-1465

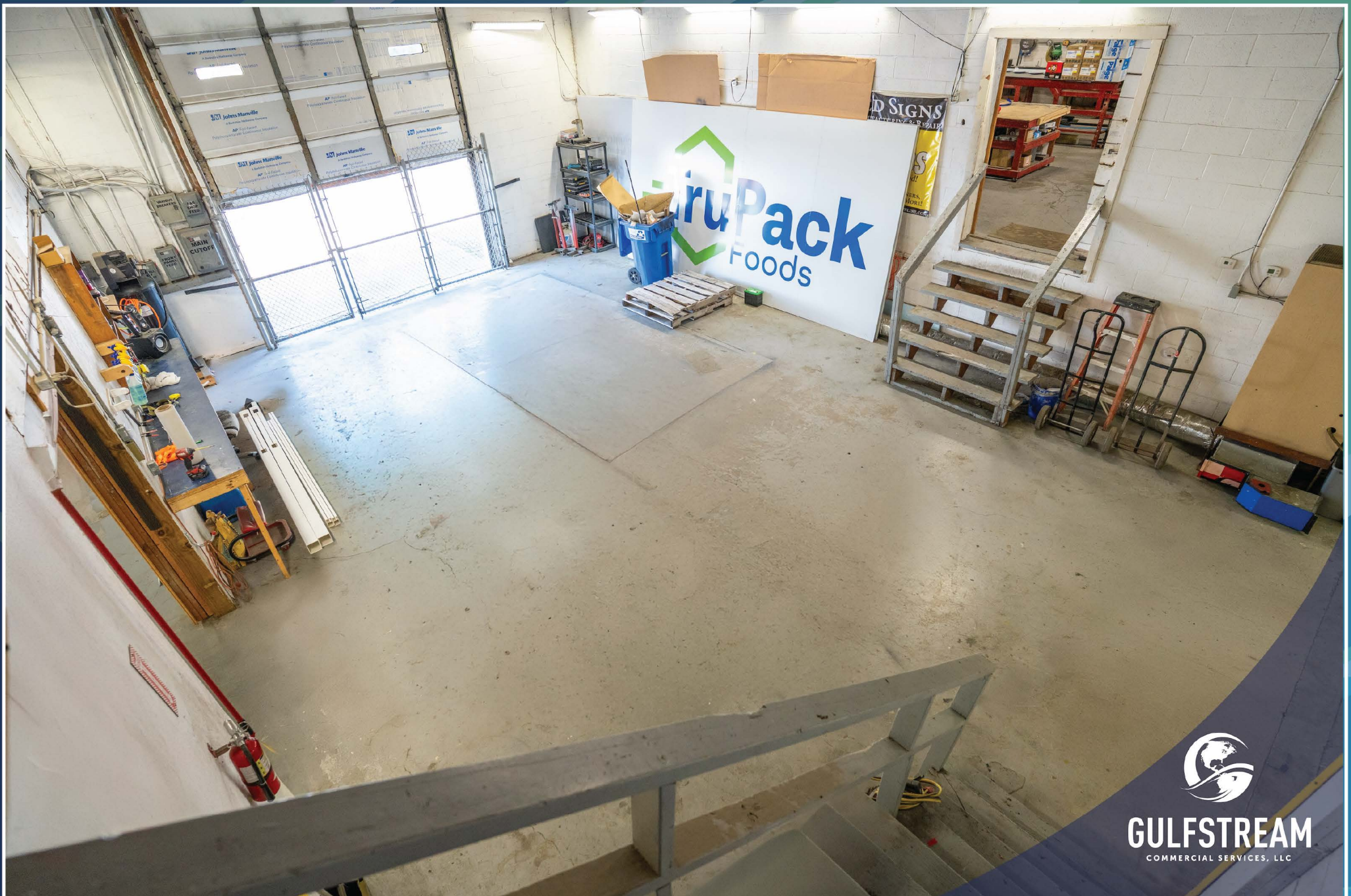
Fahr@GulfstreamDev.com



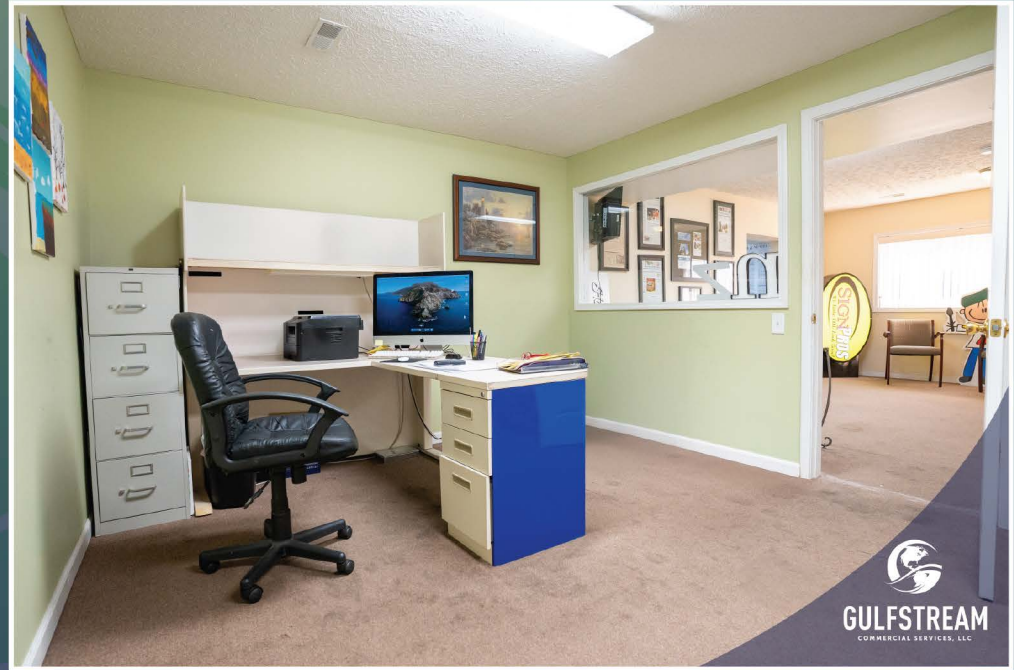
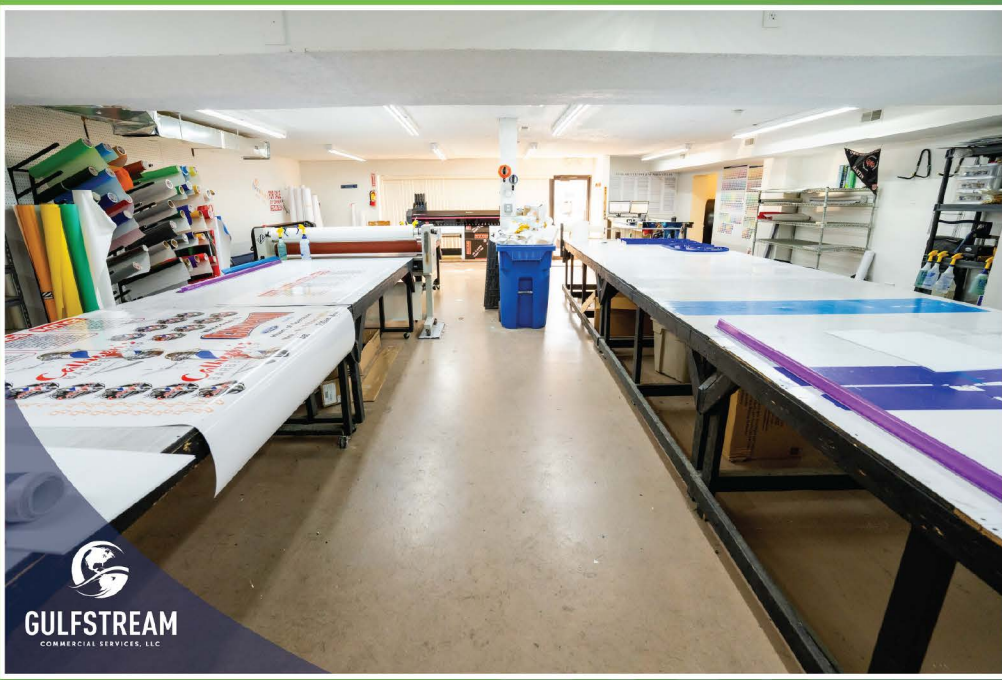
Scott Higdon

(270) 993-9198

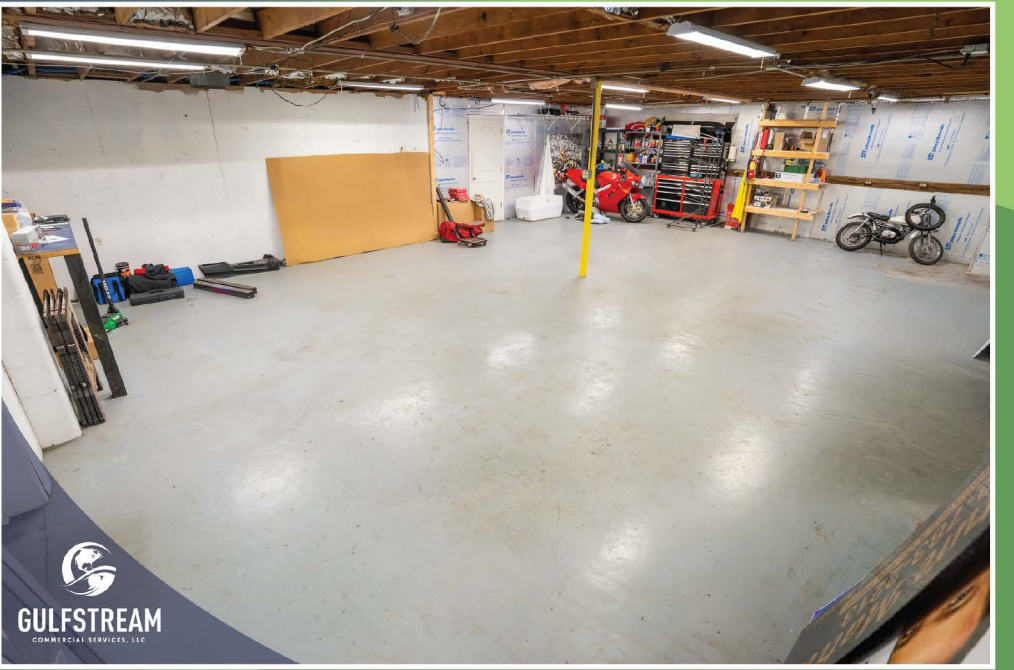
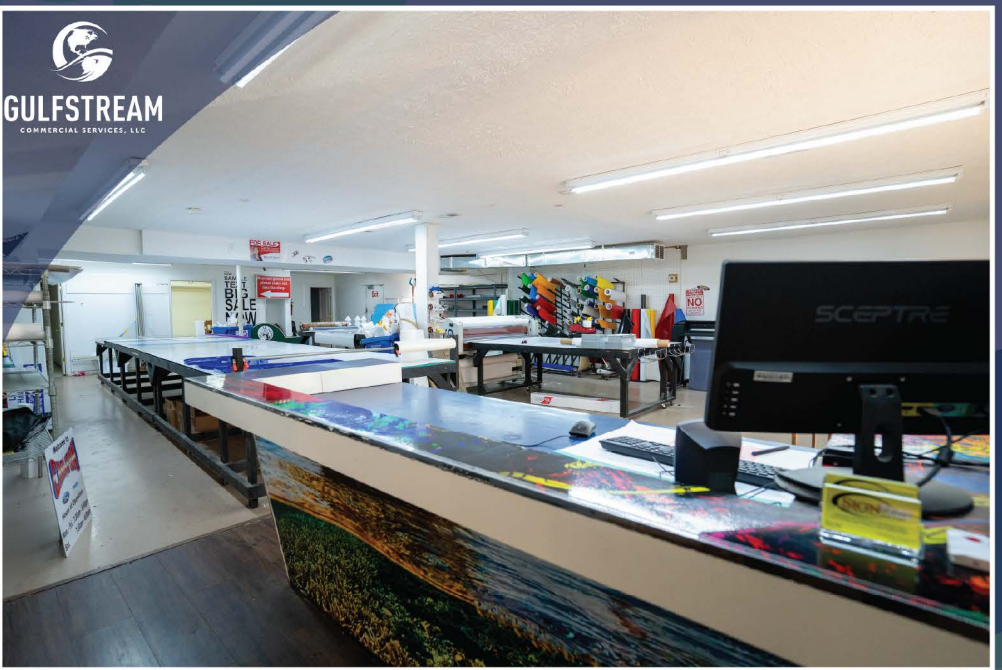
SHigdon@GulfstreamDev.com



GULFSTREAM
COMMERCIAL SERVICES, LLC



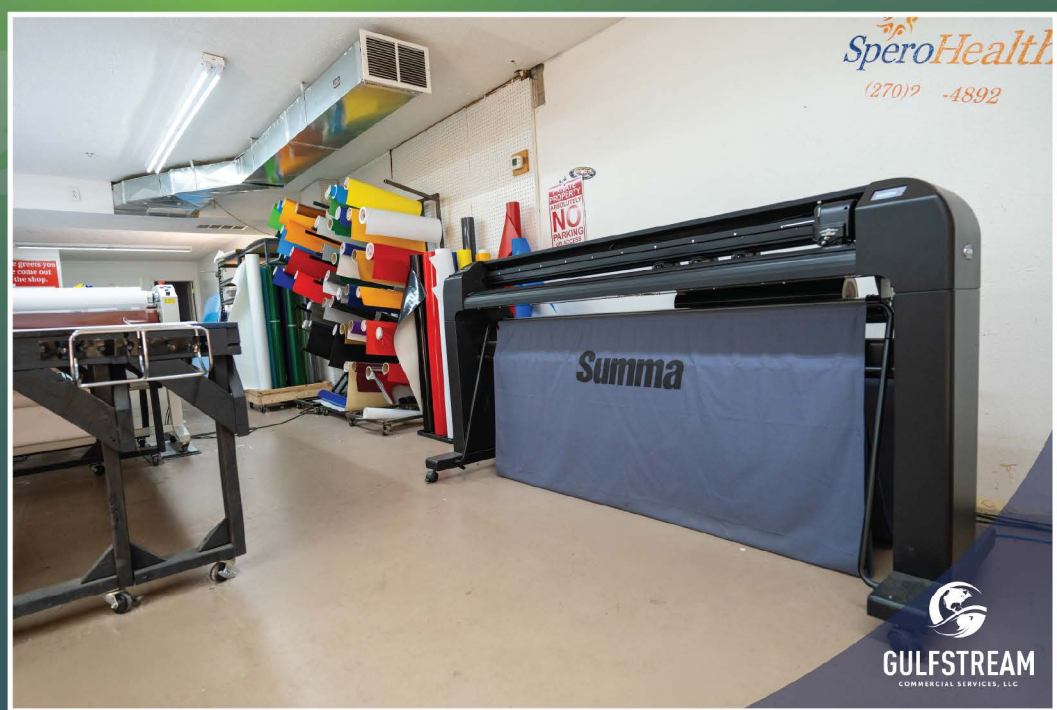
CRE Brokerage, Management, Development, and Investment Partners from the ground up.

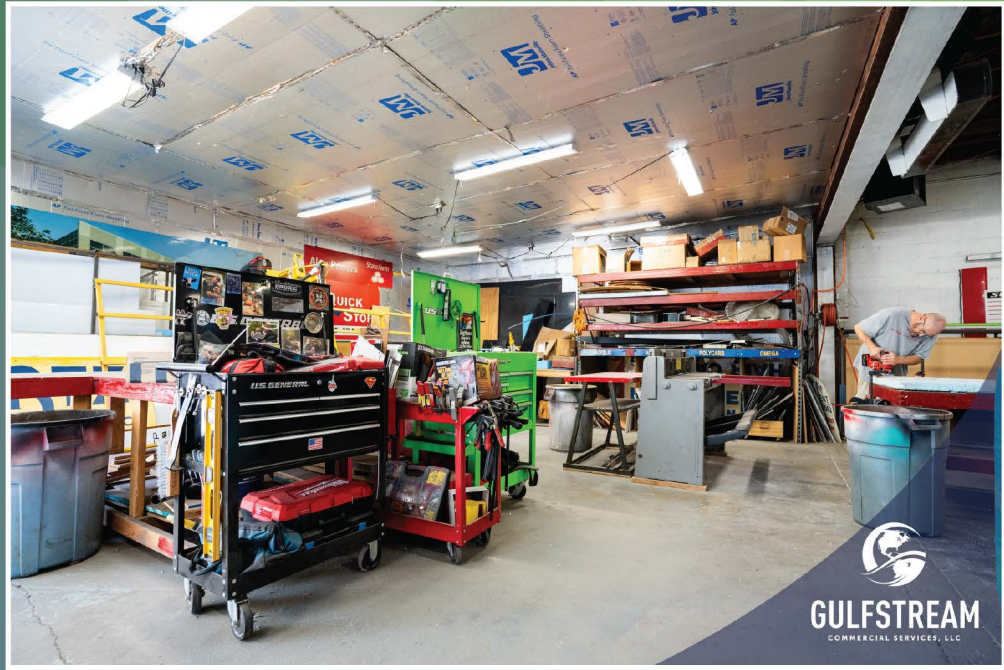
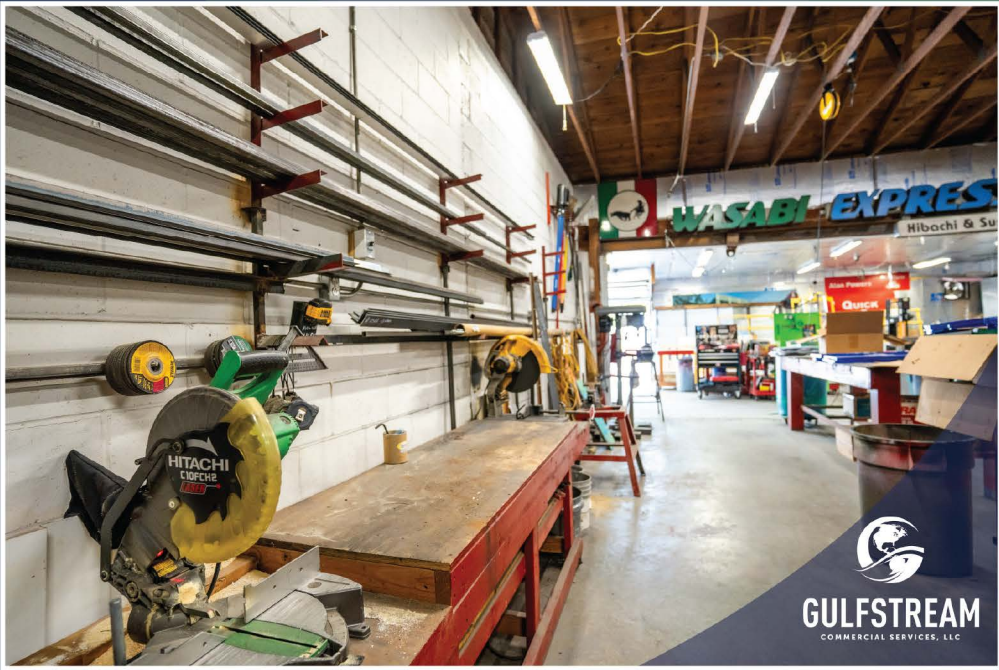




GULFSTREAM

COMMERCIAL SERVICES, LLC





GULFSTREAM

COMMERCIAL SERVICES, LLC

