

SALE

105 East Hill Street

105 EAST HILL STREET

Louisville, KY 40217

PRESENTED BY:

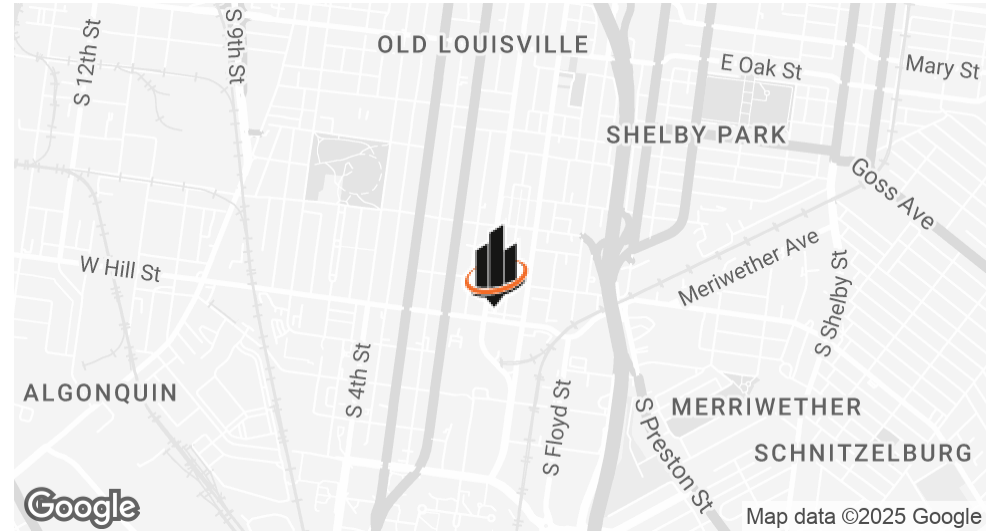
BILL MENISH

O: 502.849.6849

bill.menish@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$550,000.00
NUMBER OF UNITS:	1
LOT SIZE:	0.08 Acres
BUILDING SIZE:	3,150 SF

PROPERTY DESCRIPTION

Introducing 105 East Hill Street, a prime investment opportunity in the heart of Louisville, KY, near the beautiful U of L Campus. This 3,150 SF building boasts versatile space suitable for retail or vehicle-related enterprises. With a zoning classification of TNZD, the property offers incredible visibility in the dynamic Louisville market.

The current use is an auto repair business. If the buyer wishes to continue in auto repair, the property can be sold with multiple automobile lifts, compressors, and other auto-related machinery and equipment.

PROPERTY HIGHLIGHTS

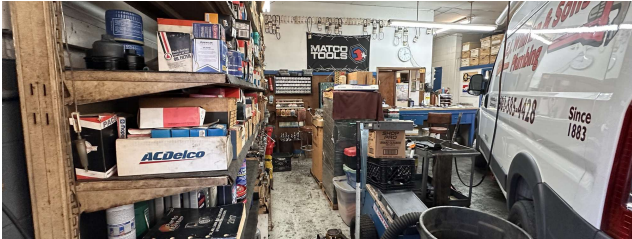
- Great Location
- Currently Auto Repair
- It could be Light Industrial, Storage or Retail

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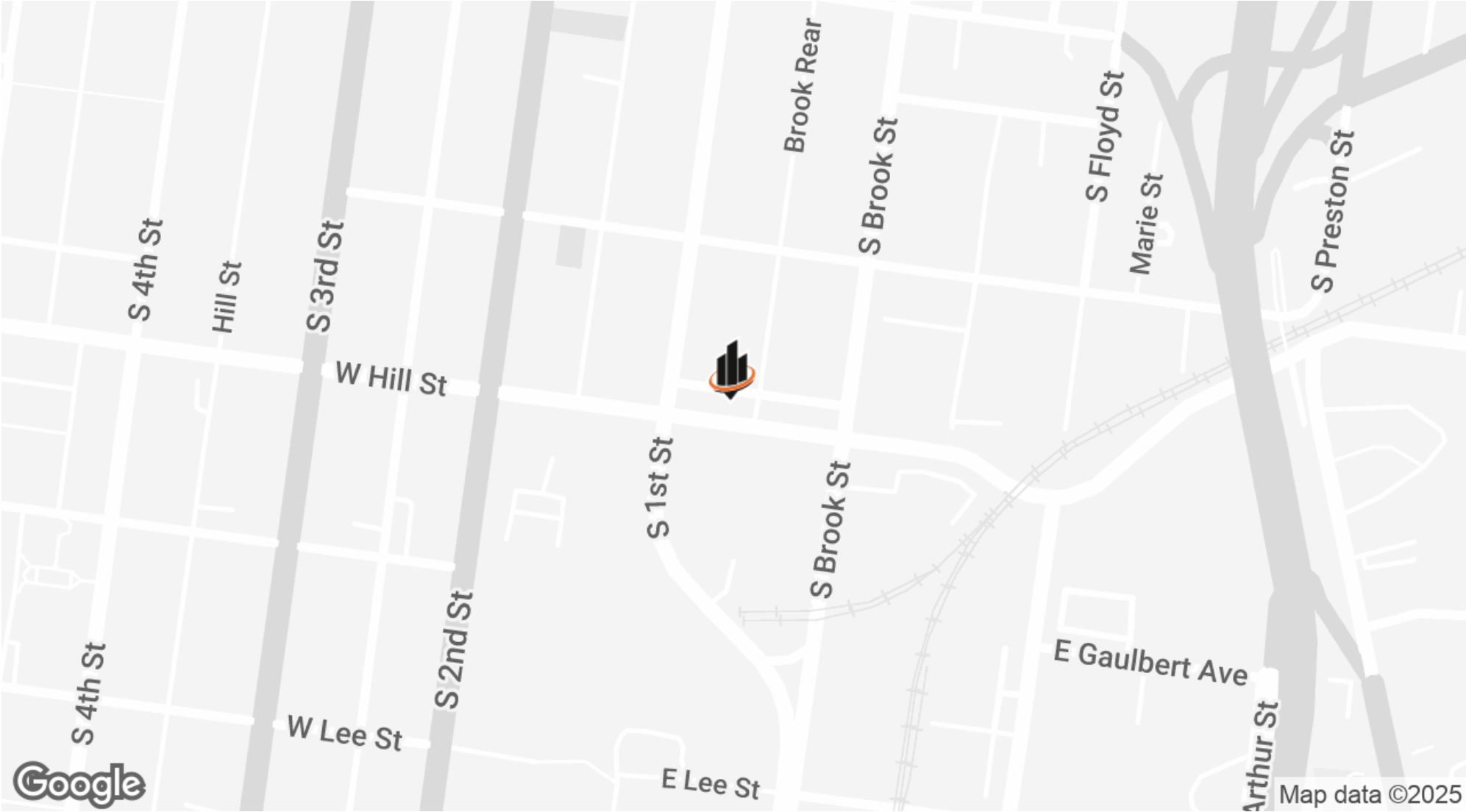
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ADDITIONAL PHOTOS



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LOCATION MAP



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ADVISOR BIO 1



BILL MENISH

Managing Director

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Direct: **502.849.6849** | Cell: **502.939.0399**

PROFESSIONAL BACKGROUND

Bill Menish is the Owner and Managing Director of SVN Menish Commercial Real Estate in Louisville, Kentucky serving Central Kentucky and Southern Indiana.

Bill is also a founding member of the SVN Auction Services, national platform.

In 2018, Bill was named one of the “20 People to Know in Real Estate” by Louisville Business First. Bill specializes in aggressive marketing of commercial real estate leasing and listings.

Bill began his career in Commercial Real Estate in 2008, but he has been around real estate sales his whole life as Bill’s parents were co-owners of Dollens / Menish Realty in Greenwood, Indiana.

Bill uses his talents acquired through a successful 20-year career as a television broadcaster, where he received 15 Emmys and the prestigious Edward R. Murrow award among others, to communicate, inform, even entertain his auction audiences. Bill brought those talents to SVN Premier CRE & Auctions by creating an in-house video production department to produce video promotional materials including Drone Video Production and Matterport Productions. Those videos tell the stories of the properties being sold to inspire buyers to attend and bid at his real estate auctions.

Bill is a graduate of Ball State University with a BS in Telecommunications.

Bill Menish

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DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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