



6-Bay Garage

428 E Main St
Mount Sterling, Kentucky 40353

Property Highlights

- Ideal for storage or repair shop with outdoor storage for vehicles, equipment and tools
- Current tenant occupying space on month-to-month lease
- Opportunity for an investor or owner occupant
- 11' ceiling heights with 30' depth drive-in bays
- 10' clear height roll-up garage doors for easy access
- Located directly off East Main Street
- Close proximity to I-64 (1.8 Miles) and the Bypass (1.3 Miles)

Offering Summary

Sale Price:	\$185,000
Building Size:	2,600 SF
Lot Size:	0.27 Acres

For More Information

Max Darby

Associate

O: 859 224 2000

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Commercial Real Estate Services, Worldwide.

For Sale

2,600 SF | \$185,000

6-Bay Garage on 0.27 AC



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771 Corporate Drive, Suite 500
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Location Information

Street Address	428 E Main St
City, State, Zip	Mount Sterling, KY 40353
County	Montgomery County

Building Information

Building Size	+/-2,600 SF
Drive-In Bays	6 with roll-up garage doors
Bay Depth	30'

Property Information

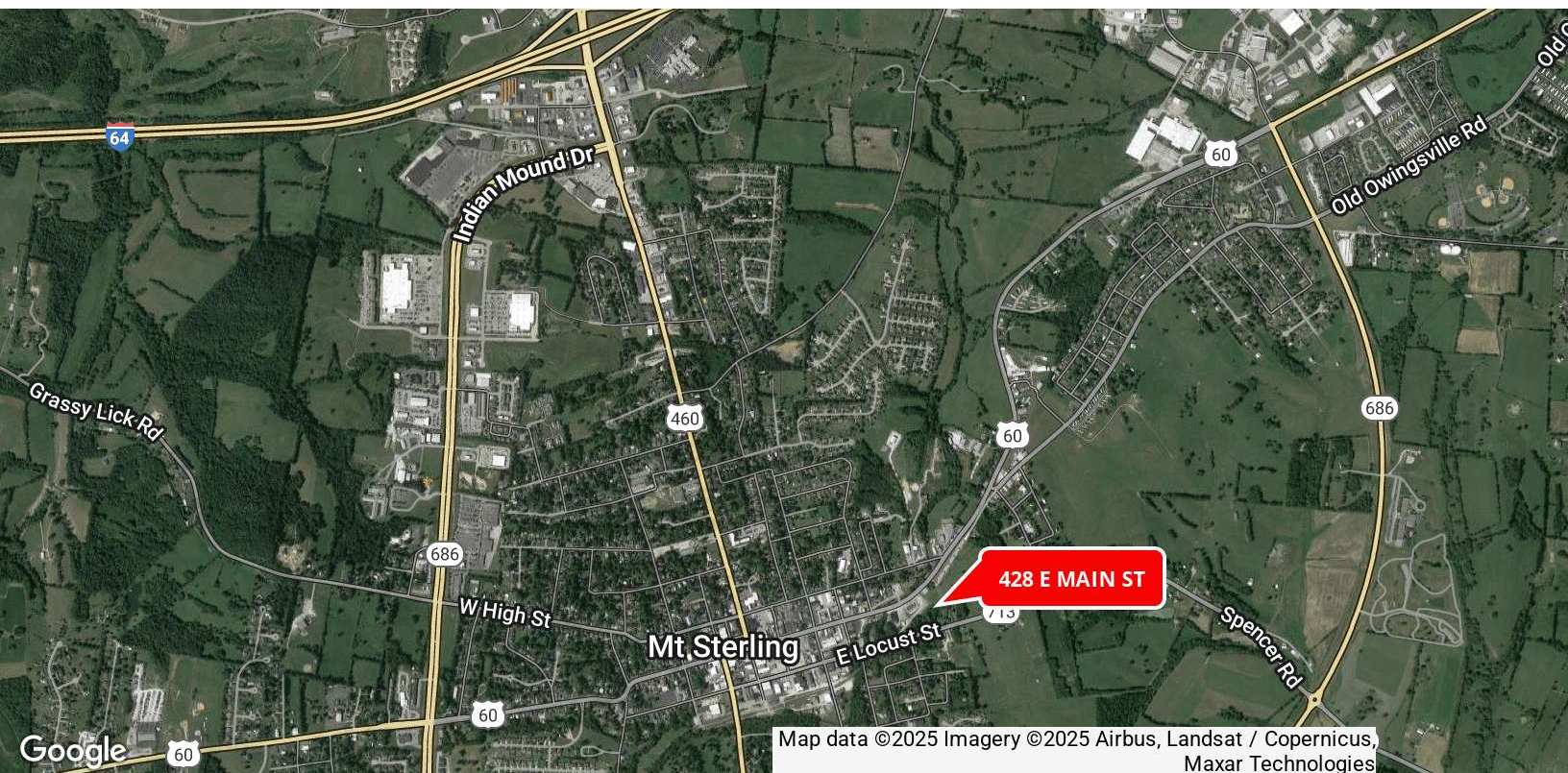
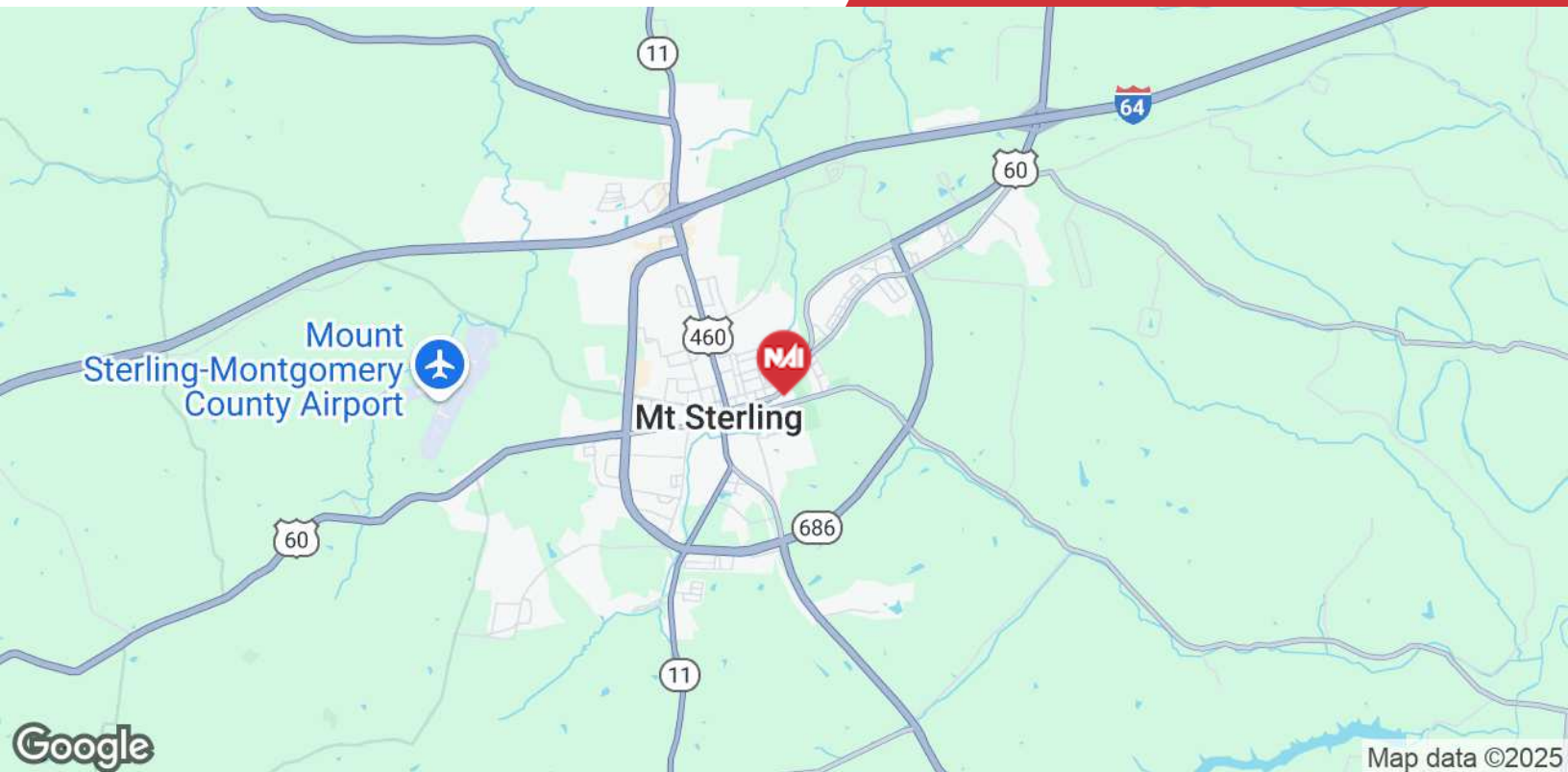
Property Type	Garage
Zoning	B-4
Lot Size	+/-0.27 AC
Lot Frontage	119'
Utilities	Electric & water on-site



For Sale

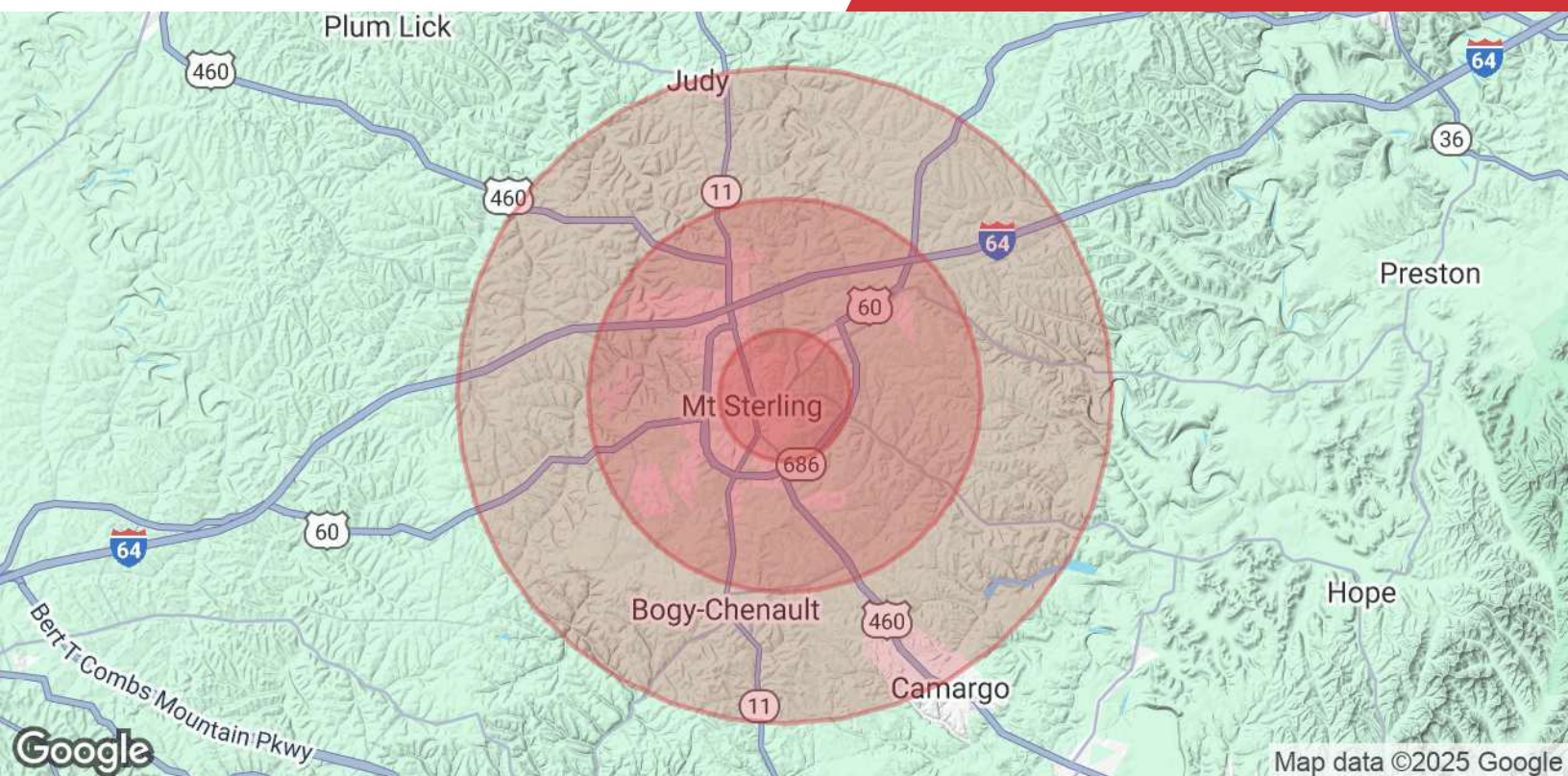
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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,817	15,231	19,124
Average Age	40	40	40
Average Age (Male)	38	38	39
Average Age (Female)	42	42	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,983	6,154	7,671
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$58,611	\$67,275	\$69,896
Average House Value	\$171,570	\$200,474	\$204,980

Demographics data derived from STDB 2024