

FOR SALE

\$1,199,000

100 Brenda Avenue Danville, KY 40422

1.19 Acres +/-
7,950 Sq. Ft
Commercial Zoned
Highway Business Zoning



Property Overview
Address: 100 Brenda Avenue, Danville, KY
Parcel: 047-000-030
Building Size: $\pm 7,957$ SF (1 Story)
Lot Size: ± 1.19 Acres
Year Built: 1974
Construction: Brick Veneer, Wood Frame, Poured Concrete
Foundation
Roof: Gable w/ Comp. Shingles
Ceiling Height: 10 ft (avg.)
HVAC: Central Heat Pump & Air Conditioning
Condition: Good/Average
Zoning: Commercial (Professional Services / Medical Clinic Use)

1 Apartment Attached With Seperate Entrance!

Potential of \$7,000 - \$9,000 Monthly Income



KYCB COMMERCIAL BROKER

859.339.8105
198 W Broadway Danville, KY 40422
Suite 2B
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CONTACT TANNER

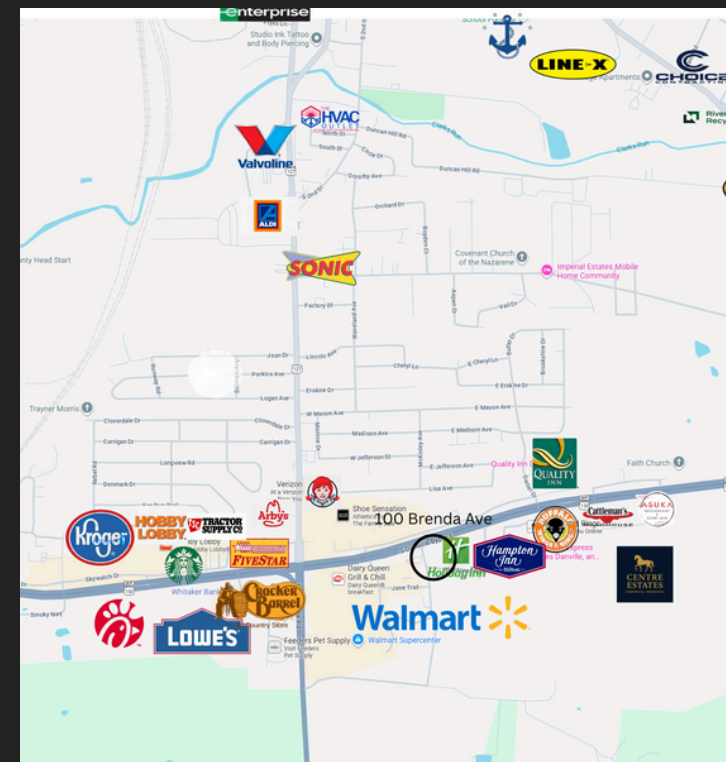


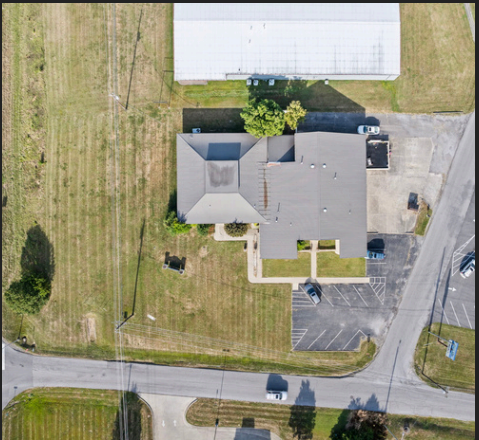
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Highlights

Prime medical or professional office building in the heart of Danville.

Large footprint ($\pm 7,957$ SF) adaptable for multiple office configurations.

Situated on 1.19 acres with plenty of space for onsite parking. Brick veneer exterior, poured concrete foundation, and solid construction.

Previously used as a chiropractic / medical office – ready for medical, dental, legal, or other professional tenants.


Strong local demographics and growing regional healthcare & service demand.

1 Apartment with large Bedroom and Bath



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