



1825 & 1809 VORSTER AVE

1825 & 1809 VORSTER AVE
LOUISVILLE, KY 40210

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1 PROPERTY INFORMATION

1825 & 1809 Vorster Ave
Louisville, KY 40210

Property Summary



OFFERING SUMMARY

Sale Price:	\$70,000
Lot Size:	1.328 Acres
Year Built:	1993
Building Size:	530 SF
Zoning:	C-2
Market:	Louisville
Submarket:	Dixie Highway
Price / SF:	\$132.08

PROPERTY OVERVIEW

Aggressively Price C-2 Development Land at 1825 & 1809 Vorster Ave. Only asking \$70,000 for property valued by PVA at over \$130,000.

PROPERTY HIGHLIGHTS

- C-2 Development Land
- Cleared accept for an abandoned Self Service Car Wash
- Easy Access
- Close to Downtown

Property Description



PROPERTY OVERVIEW

Aggressively Price C-2 Development Land at 1825 & 1809 Vorster Ave. Only asking \$70,000 for property valued by PVA at over \$130,000.

LOCATION OVERVIEW

The property runs down Vorster Avenue between Dixie Highway and South 22nd Street.

Complete Highlights

SALE HIGHLIGHTS

- C-2 Development Land
- Cleared except for an abandoned Self Service Car Wash
- Easy Access
- Close to Downtown



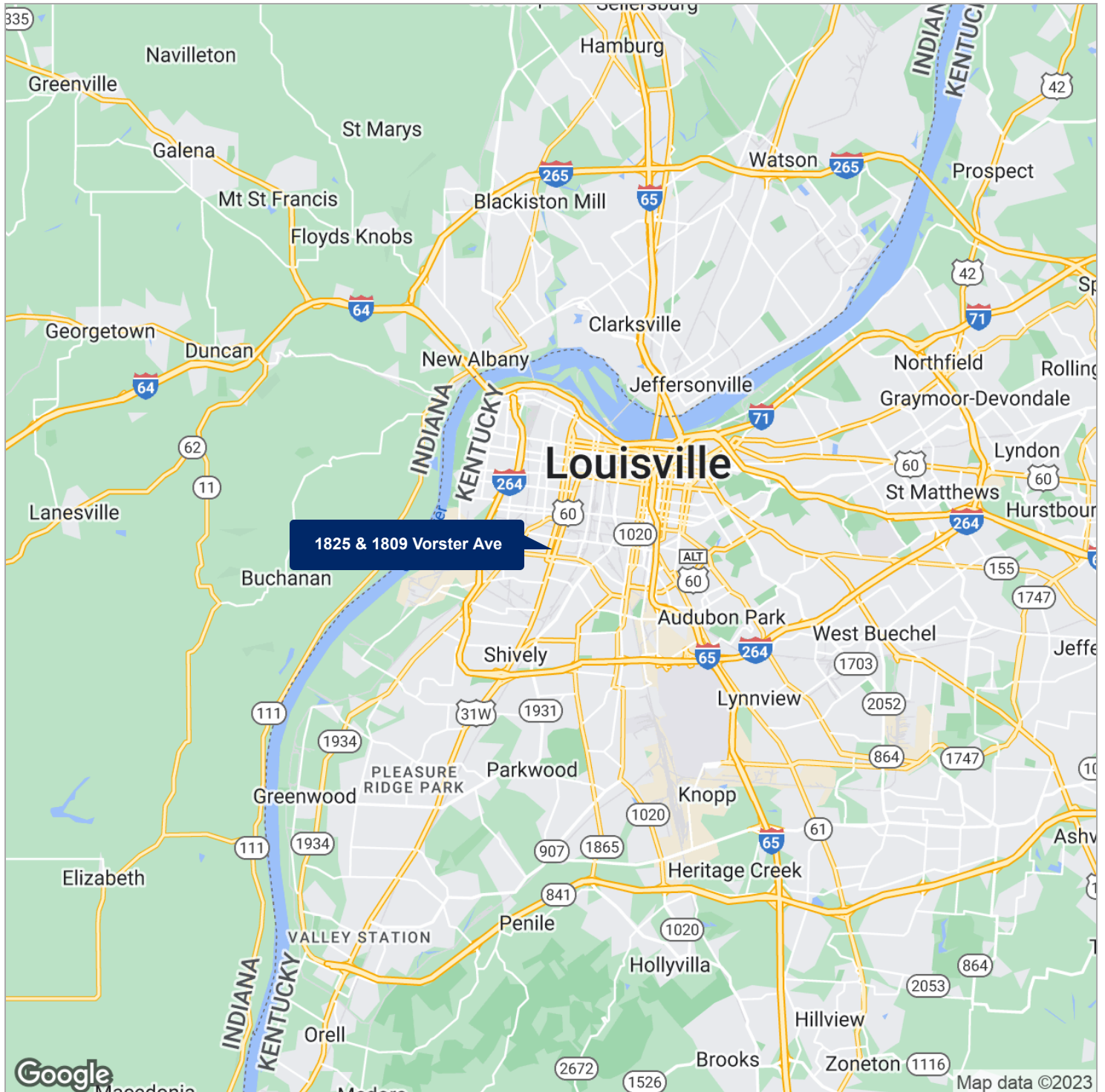
2 LOCATION INFORMATION

1825 & 1809 Vorster Ave
Louisville, KY 40210

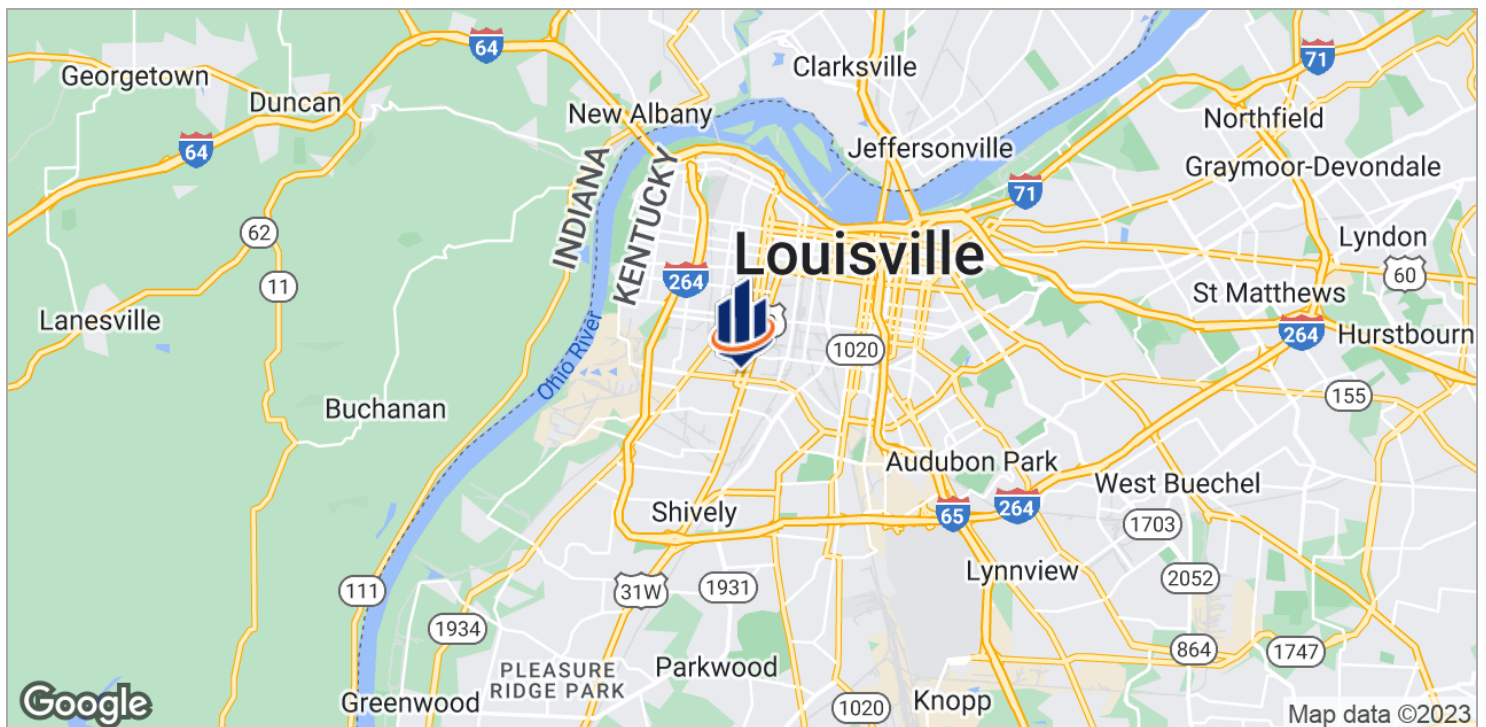
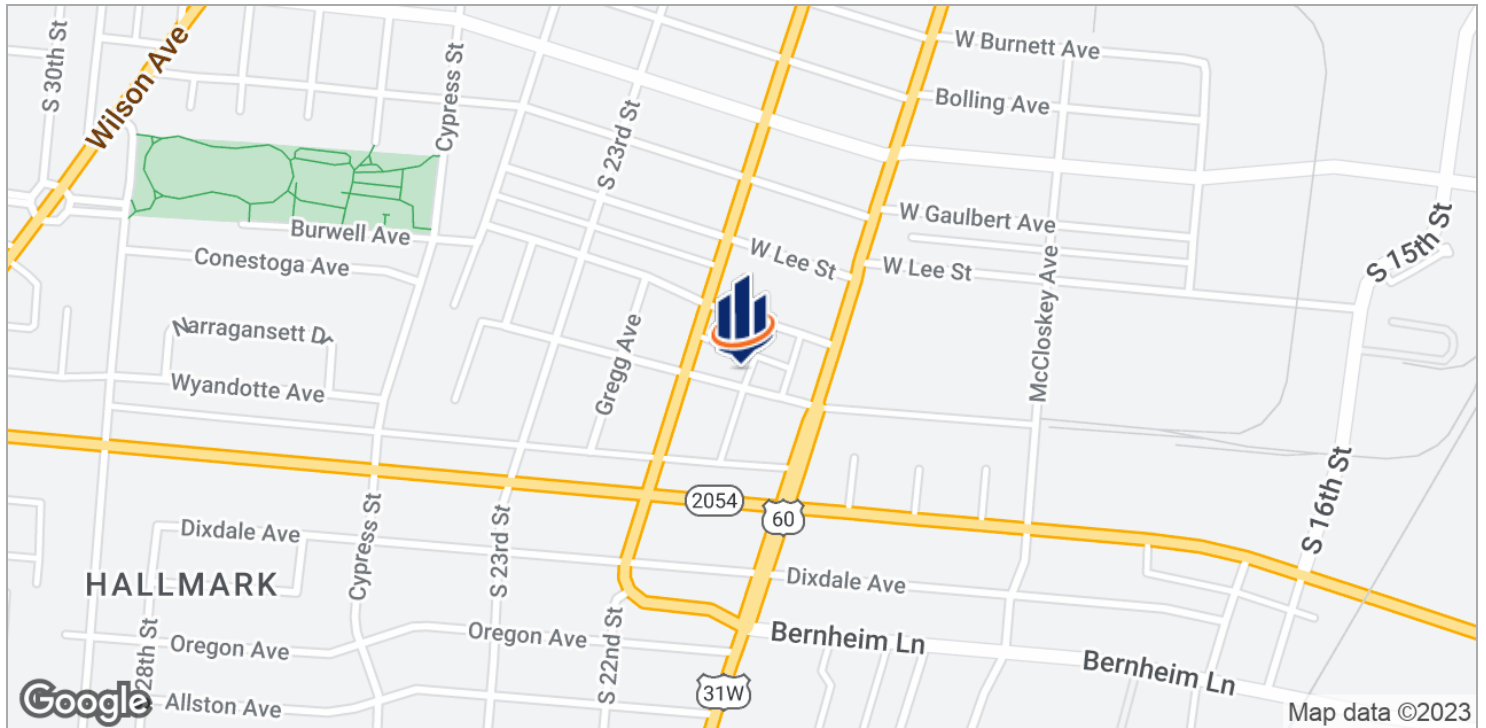
Retailer Map



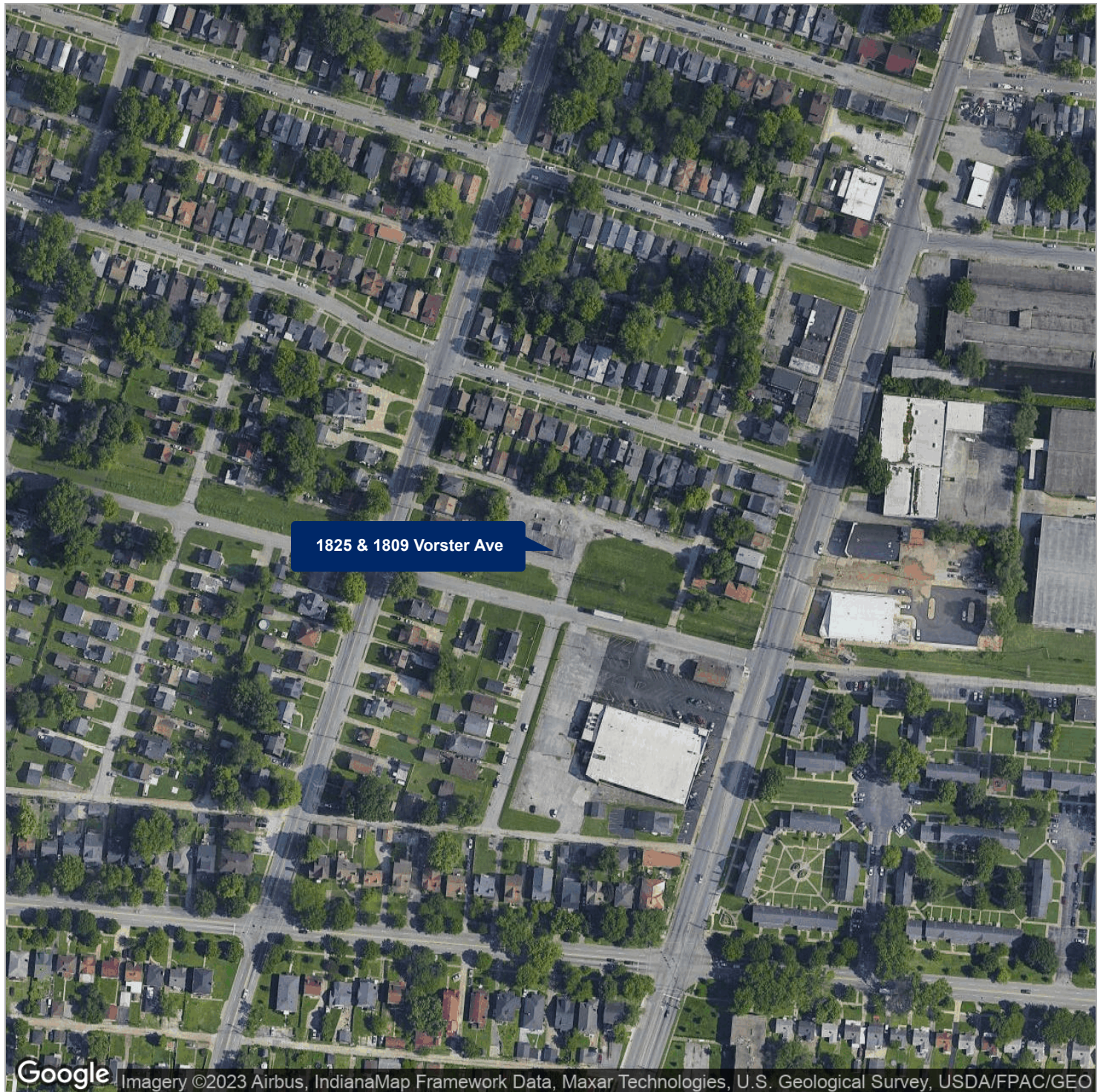
Regional Map



Location Maps



Aerial Map



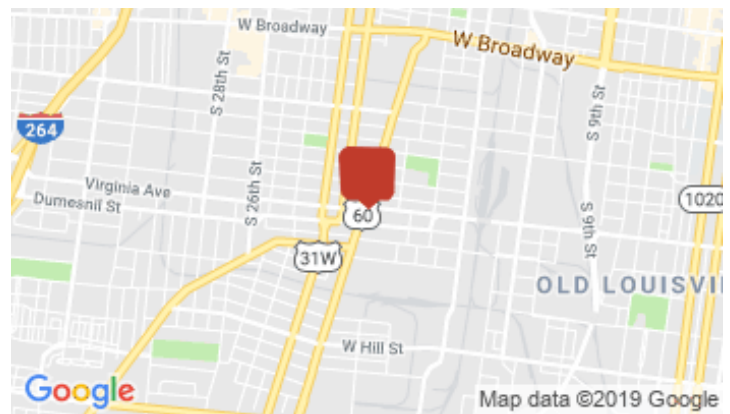
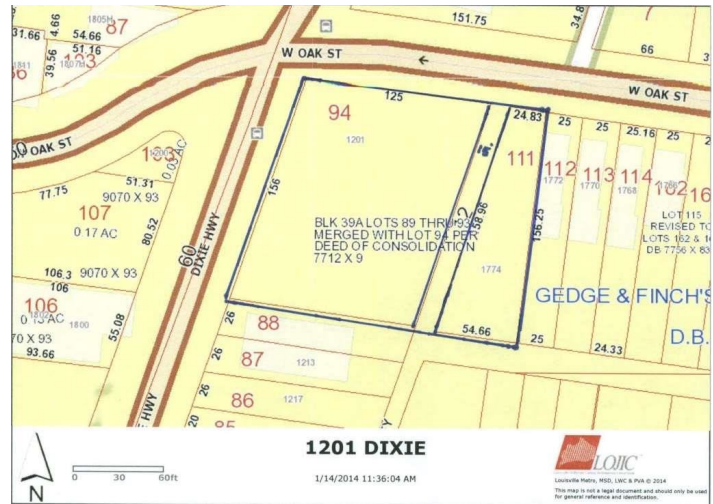
3 SALE COMPARABLES

1825 & 1809 Vorster Ave
Louisville, KY 40210

1201 Dixie Hwy
1201 Dixie Hwy, Louisville, KY 40210



Transaction ID:	2027395
Property Type:	Vacant Land – SOLD
Possible Uses:	Office, Retail
Gross Land Area:	0.50 Acres
Archived Date:	3/16/2015
Closing Date:	3/13/2015
Asking Sale Price:	\$225,000
Asking Unit Price:	\$10.33 PSF
Final Sale Price:	\$225,000
Final Unit Price:	Undisclosed
Days on Market:	425
Nearest MSA:	Louisville-Jefferson County
County:	Jefferson
Tax ID/APN:	039A00940000



Overview/Comments

Corner Lot includes 1201 Dixie and 1774 W. Oak Street for total of .5 ac.
15' alley separates properties.
158' frontage on Dixie.

Property Contacts



Listing Broker

Dotty Sparrow

Fortis Group

502-639-0146 [M]

502-583-4040 [0]

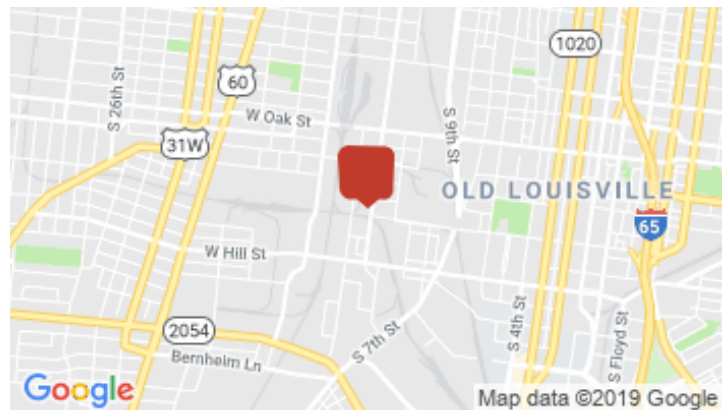
dsparrow@naifortis.com

1380 South 12th Street

1380 South 12th Street, Louisville, KY 40210



Transaction ID:	2254826
Property Type:	Vacant Land — SOLD
Possible Uses:	Industrial
Gross Land Area:	1.21 Acres
Archived Date:	12/5/2017
Closing Date:	12/5/2017
Asking Sale Price:	\$120,700
Asking Unit Price:	\$2.29 PSF
Final Sale Price:	\$110,000
Final Unit Price:	Undisclosed
Buyer Name:	Red Lion Transport, LLC
Seller Name:	Storage Station, LLC
Zoning:	EZ-1
Days on Market:	270
Nearest MSA:	Louisville/Jefferson County
County:	Jefferson
Tax ID/APN:	031F00040000
Property Visibility:	Excellent
Highway Access:	Three miles from I-64, I-65 and I-264.
Rail Access:	Yes



Overview/Comments

Level 1.207 acres fenced and paved with 143 striped parking spaces next to the Norfolk Southern Railway.

A cooperating real estate company will receive 3% real estate commission.

Property Contacts



Listing Broker

Stephen C Lannert

Jones Lang LaSalle Americas Inc

502-689-8286 [M]

502-426-1300 [O]

steve.lannert@am.jll.com



Selling Broker

Lorianne Bonn

RE/MAX Associates of Louisville

502-472-6561 [M]

502-425-4200 [O]

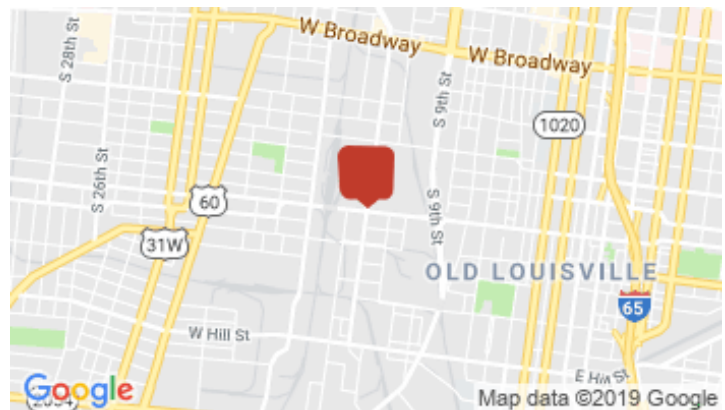
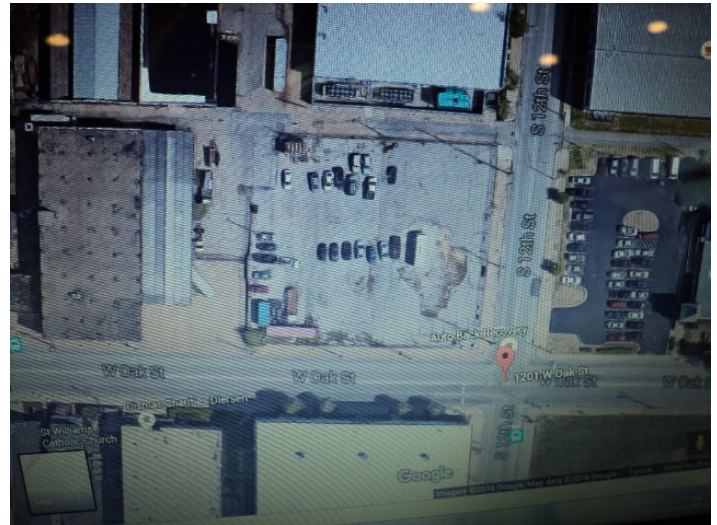
loriannbonn@gmail.com

1201 W Oak St

1201 W Oak St, Louisville, KY 40210



Transaction ID:	2194260
Property Type:	Vacant Land – SOLD
Possible Uses:	Industrial, Retail
Gross Land Area:	0.85 Acres
Archived Date:	8/13/2016
Closing Date:	8/12/2016
Asking Sale Price:	\$129,000
Asking Unit Price:	\$3.49 PSF
Final Sale Price:	\$95,000
Final Unit Price:	Undisclosed
Zoning:	COMMERCIAL
Days on Market:	32
Nearest MSA:	Louisville/Jefferson County
County:	Jefferson
Tax ID/APN:	037KSROW0000



Property Contacts



Listing Broker

Charles Smith

Semonin REALTORS

502-523-3534 [M]

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4 ADVISOR BIOS

1825 & 1809 Vorster Ave
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Advisor Bio & Contact 1

BILL MENISH, CAI, AARE

Managing Director



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PROFESSIONAL BACKGROUND

Bill Menish is co-owner of SVN Premier CRE & Auctions and Co-Founder of SVN Auction Services. Bill holds the prestigious Certified Auctioneer Institute [CAI] designation, Accredited Auctioneer of Real Estate [AARE] designation and Benefit Auctioneer Specialist [BAS] designation through the National Auctioneers Association. Bill has conducted real estate auctions for SVN, Prudential, Albert Burney, Advanni Realty and Real Auctions USA.

Bill was name one of the Top 20 To Watch in Real Estate by Louisville Business First. Bill is a 15 time Emmy Award winning broadcast journalist who changed careers in 2006. He still uses his talents acquired through that successful 20 year career as a television broadcaster to communicate, inform, even entertain his auction audiences.

EDUCATION

Ball State University, World Wide College of Auctioneering, Certified Auction Institute and currently working on his CCIM.

MEMBERSHIPS & AFFILIATIONS

GLI Development Task Force Member, KREE Member, National Auctioneers Association, Kentucky Auctioneers Association, National Association of Real Estate, Kentucky Commercial Real Estate Association, Kentucky Real Estate Commission and Board Member with the Louisville Metro Police Foundation.

Advisor Bio & Contact 2

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