4612 SCHUFF AVE.

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LOUISVILLE, KY 40213

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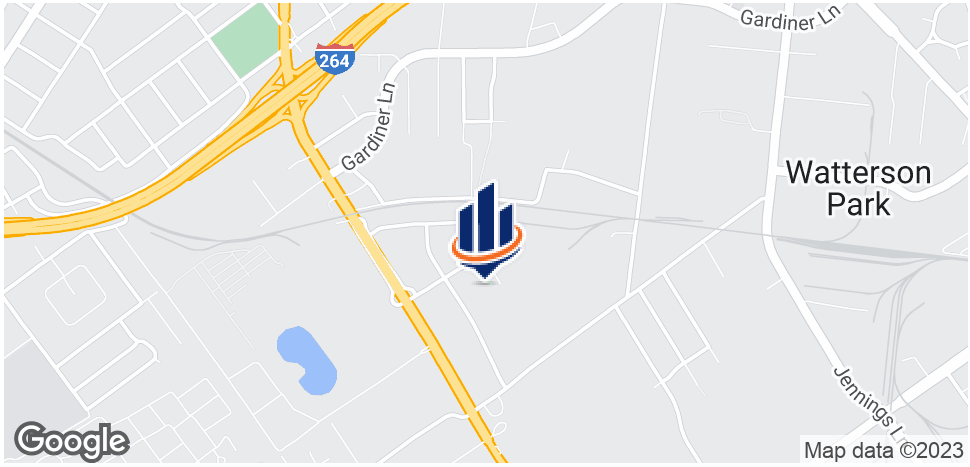
1 PROPERTY INFORMATION

4612 Schuff Ave.
Louisville, KY 40213

Property Summary



OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	1 Acres
Year Built:	1956
Building Size:	24,300 SF
Zoning:	M2
Market:	Louisville
Submarket:	Poplar level / Whitner
Price / SF:	-

PROPERTY OVERVIEW

24,300 SF Warehouse off Poplar Level Drive, in Louisville, Kentucky being sold at Online Auction between Thursday, September 19th and 4 pm on Tuesday, September 24th. You can connect to the bidding website by click on the "View Auction Website" tab above.

This property comes with more than 1,000 SF of office, dock and drive-in loading, two-600 amp service, ample parking, additional land behind the building and more.

The property is being sold at auction because the owners are ready to move on. The reserve is extremely aggressive and far below the previous listing of $725,000 which was reduced to $625,000 this summer. Again, our Reserve Price is FAR BELOW these figures!

PROPERTY HIGHLIGHTS

- 24,300 SF Warehouse
- Great Location off of Poplar Level Rd, South of the Watterson Expressway
- Additional Land Included

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Property Description

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LOCATION OVERVIEW

Two blocks from Poplar Level and Selinda Ave. Go East on Selinda Ave., then south or right on Schuff Ave. The property is conveniently located less than 6 blocks south of I-264 and close I-65, within minutes of GE, Ford LAP, The Louisville International Airport, and UPS Worldport.

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Complete Highlights

SALE HIGHLIGHTS

- Online Auction, 9/19 -9/24
- 24,300 SF Warehouse
- Great Location off of Poplar Level Rd, South of the Watterson Expressway
- Ample Parking
- Additional Land Included

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Additional Photos

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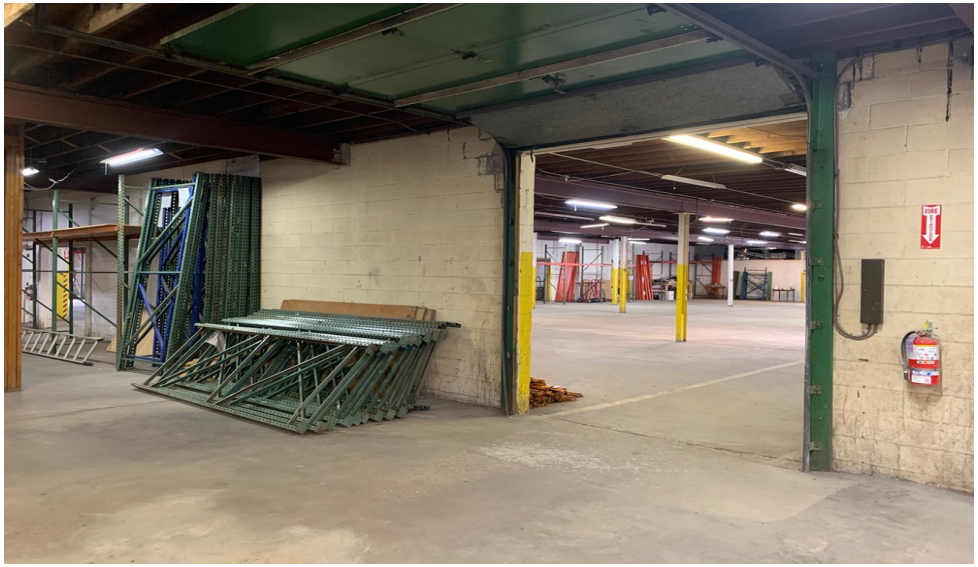

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2 LOCATION INFORMATION

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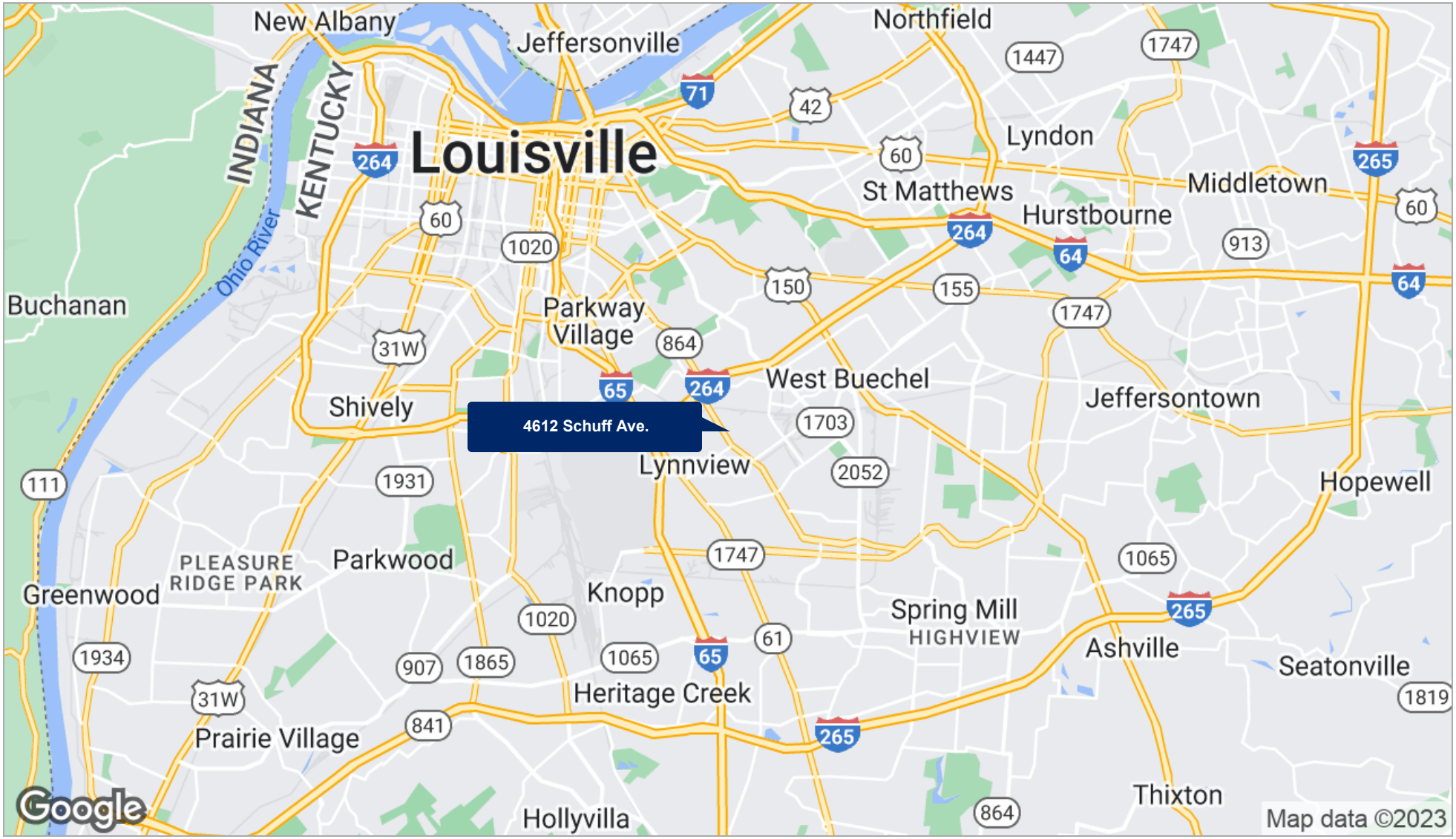
Regional Map



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Location Maps

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Aerial Map

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3 ADVISOR BIOS

4612 Schuff Ave.
Louisville, KY 40213

Advisor Bio & Contact 1

BILL MENISH, CAI, AARE

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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.

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Advisor Bio & Contact 2

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