



SALE

PRICE REDUCED! Richmond - Industrial Flex Warehouse FOR SALE

145 N ESTILL AVENUE

Richmond, KY 40475

PRESENTED BY:

NEAL METCALFE

O: 859.306.0614

neal.metcalfe@svn.com

PROPERTY SUMMARY



SALE PRICE

\$679,000

OFFERING SUMMARY

BUILDING SIZE:	5,856 SF
LOT SIZE:	0.57 Acres
PRICE / SF:	\$115.95
YEAR BUILT:	2018
ZONING:	I-2

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PROPERTY OVERVIEW

SVN | Stone Commercial Real Estate is excited to bring to market a rare I-2 Industrial property, A 5,856 SF flex warehouse space in Richmond, KY.

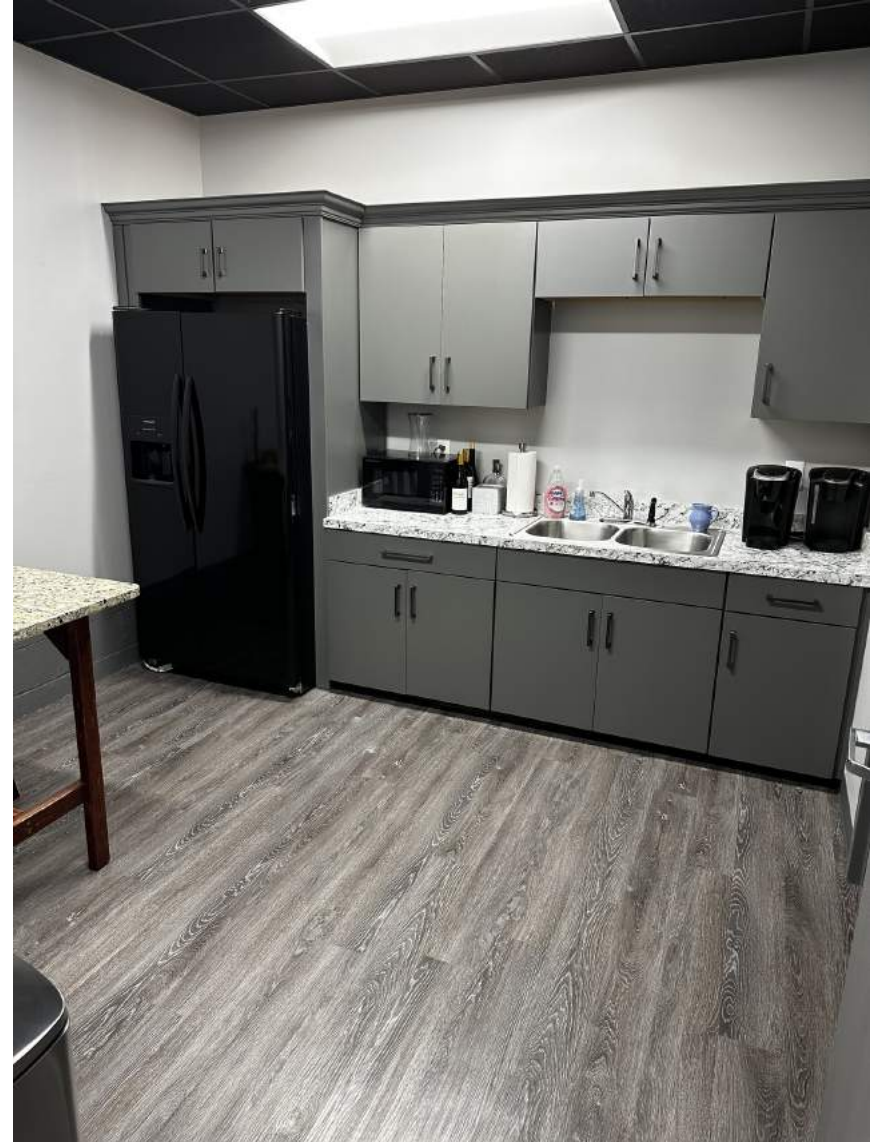
This property is located near downtown Richmond in a pocket of I-2 zoning, is less than 4 years old, with several amenities for an investor or owner occupant. Each approx 2,900 sf unit has its own 12' x 14' grade level door, and main glass door access. The current space has two groups, one private Soccer instruction with some lease term, and the other side is occupied by the owner who could lease back for a period, or both could likely vacate for an owner occupant.

Contact Neal Metcalfe 859-312-8069 or neal.metcalfe@svn.com to schedule a tour or any questions.

PROPERTY HIGHLIGHTS

- Potentially an Owner occupant or Investment owner
- .57 acre site, on site 15 parking spaces & street parking allowed
- 2- +/- 2,900 sf units, Left side is open for Soccer instruction, Right side split with 50/50 office to warehouse.
- Finished Drywall ceiling to 13', 2 Grade 12'x14' Level Doors, separated 200 amp electric service for each suite- One water meter.
- 1 Tenant (Private Soccer instruction) and owner (Contractor) occupied in other suite

ADDITIONAL PHOTOS



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REVISION DATE:
08JAN2020
31JAN2020

Richmond, Madison County, KY



1. [we] hereby certify that 1. [we] are the owner(s) of the property shown and described herein and that we hereby adopt this Declaration Plan with our free consent; consider the minimum building restriction from proposed all streets, ways, walks, paths, and other public land shown herein, as public use.

OWNER/CLIENT: LOWEN CONTRACTING LLC 340
 (503) 381-7012 (26)

DEVELOPER: LUXON CONTRACTING LLC DR: W

It is to be noted that the project depicted herein is located in the area of responsibility of the Richmond Fire Department and that the proposed fire hydrants, spacing, and accessibility meet the requirements of this department.

ROUND FIVE OVER 245

...and any other project, plan, street, drainage, sewerage, utility construction plans, as approved by the appropriate governmental agencies, for the Site Development Plan as shown herein and being located in the City of Richmond, County of Madison, State of Kentucky, are submitted to meet the requirements for the City of Richmond as

48435 CHIAFFINO & JANI DUFFING, INC.

[illegible]

UTILITY APPROVAL

Approved by SECNAV 3A 0

APPELLANT, *vs.* STATE

APPROVAL by R.A. ELLIOTT (S) JAE

APPROVAL BY RICHMOND UTILITY BOARD: _____ DATE: _____

I hereby certify that the Development Plans shown on the Development Plan for LORR CONTRACTING, LLC, have been prepared in accordance with the City of Richmond Development Ordinance, all Technical Manuals and Standard Drawings, all requirements in the certified Development Plan.

will be done in accordance with these Development Plans. I agree to release Adams Engineering & Land Surveying, Inc. to provide sufficient coverage

more in accordance with State City approval and strategic Development Plan

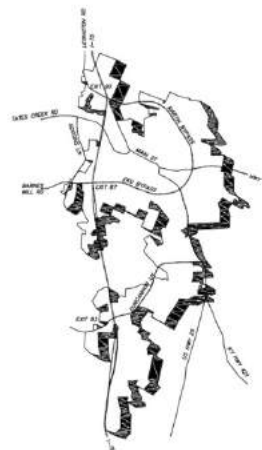
oversight, reporting and dissemination during construction is made as is clearly that the construction was done in accordance with the approved Environmental Impact Study and related construction management plans.

ABSTRACT ENGINEERING & LAND SURVEYING INC.

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2025 RELEASE UNDER E.O. 14176

AMERICAN SOCIETY OF CIVIL ENGINEERS 345
1800 L STREET, N.W. WASHINGTON, D.C. 20036



<u>SHEET</u>	<u>CONTENTS</u>
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	BUILDING EXHIBIT
4	EROSION PREV. & SEDIMENT CONTROL PLAN (GRADING)
5	DETAILS

DEVELOPED BY
LUXON CONTRACTING, LLC.

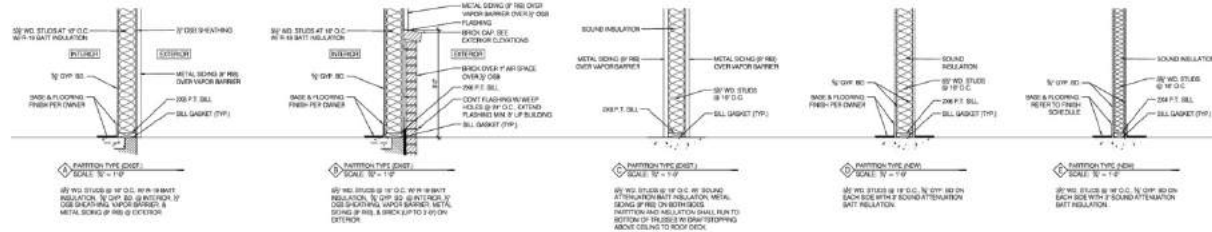
ABACUS ENGINEERING &
LAND SURVEYING, INC.
236 BOGGS LANE, STE 4
RICHMOND, KENTUCKY
P: (859) 625-1200

2020

CITY OF RICHMOND APPROVAL: _____



CONSTRUCTION DOCUMENTS for LUXON CONTRACTING, LLC.



WALL TYPES

WALL TYPE A

GENERAL NOTES

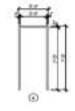
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DOOR, FRAME AND HARDWARE SCHEDULE											
DOOR	REMARKS	FRAME						H/W	REMARKS		
		TYPE	DOOR	FRAME	DOOR	FRAME	DOOR				
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3	DOOR	3	DOOR	3	DOOR	3	DOOR	3	DOOR	3	DOOR
4	DOOR	4	DOOR	4	DOOR	4	DOOR	4	DOOR	4	DOOR
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10	DOOR	10	DOOR	10	DOOR	10	DOOR	10	DOOR	10	DOOR



DOOR TYPES

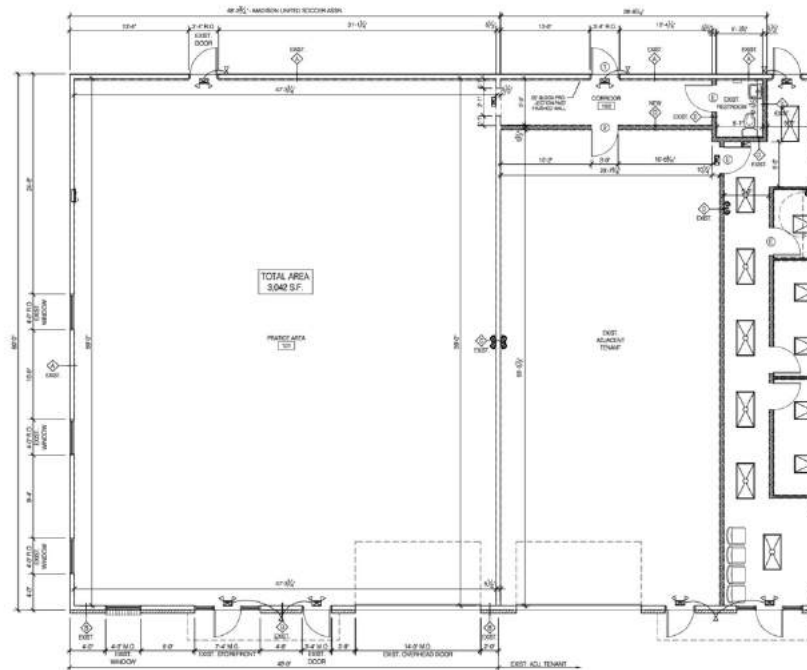
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FRAME TYPES

1. ALL DOORS ARE TO BE 1/2" THICK GLASS.
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DOOR HARDWARE SCHEDULE		DOOR NOTES	
1	DOOR	1	DOOR
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3	DOOR	3	DOOR
4	DOOR	4	DOOR
5	DOOR	5	DOOR
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7	DOOR	7	DOOR
8	DOOR	8	DOOR
9	DOOR	9	DOOR
10	DOOR	10	DOOR



1. DIMENSIONAL FLOOR PLAN

LUXON
CONSTRUCTION

OFFICE BUILDING
NORTH LEXINGTON
RICHMOND, KY 40475

MADISON UNITED
SOCCER ASSOCIATION
PRACTICE SPACE
145 N. ESTILL AVE., SUITE 201
RICHMOND, KY 40475

PLAN DATE: 09/20/24
PROJECT NUMBER: 21004
BUILDING TYPE: 118-UP
SHEET NO: 001

LS DESIGN GROUP PLLC
LAWRENCE SMITH ARCHITECT
(ARCHITECT & DESIGNER)
(115 N. LEXINGTON AVE., SUITE 201)
RICHMOND, KY 40475

DIMENSIONAL FLOOR PLAN
A1.1

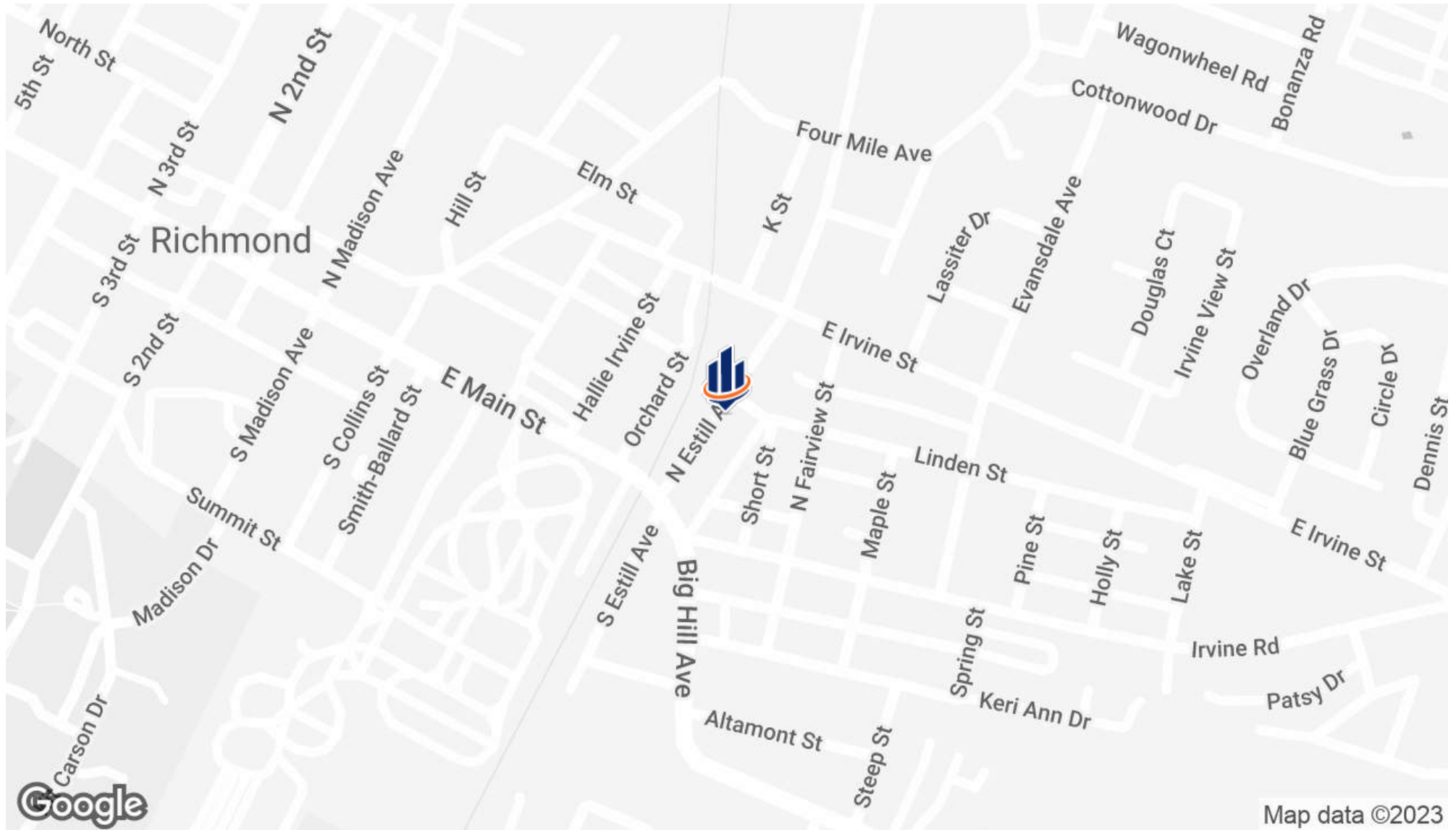
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LOCATION MAP



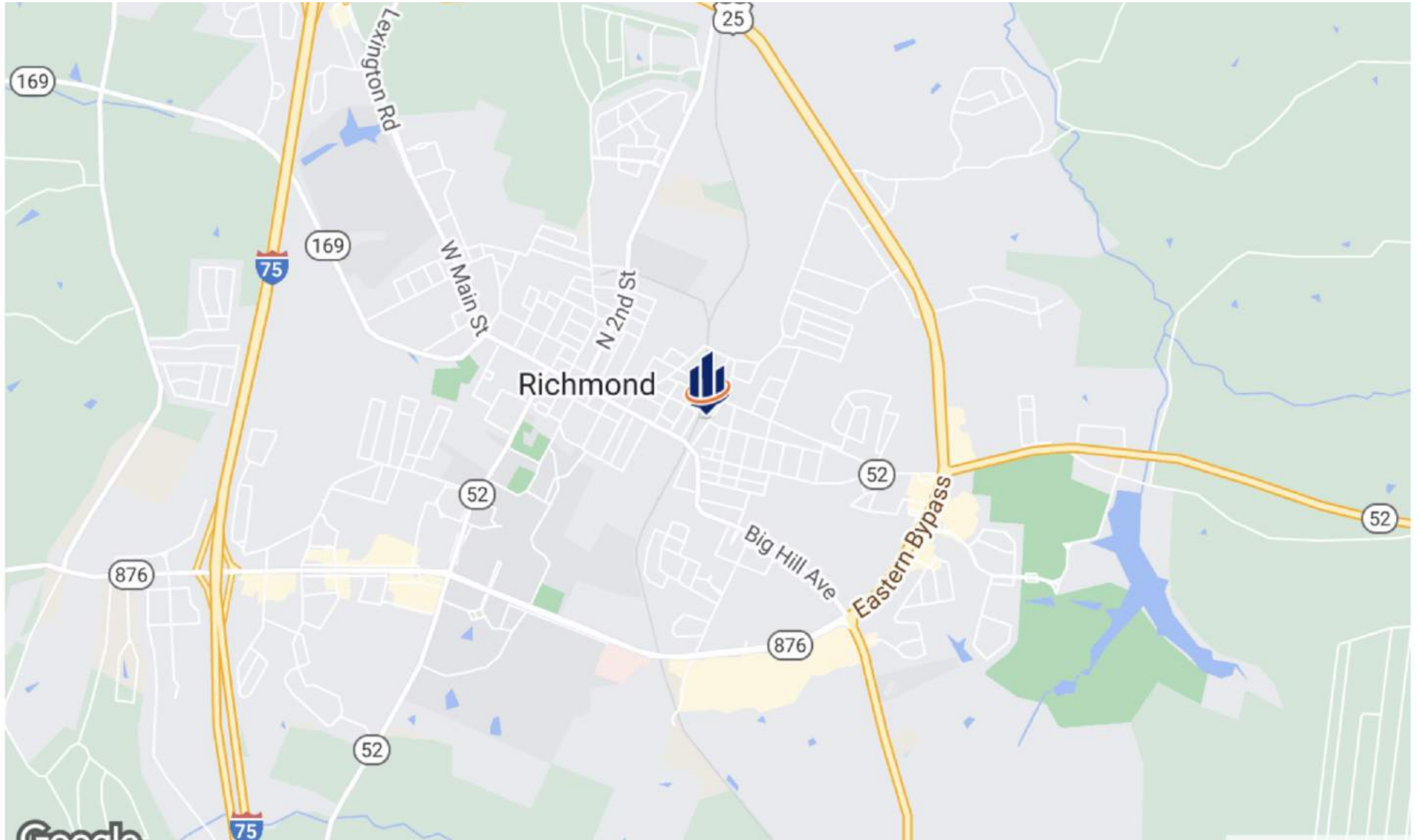
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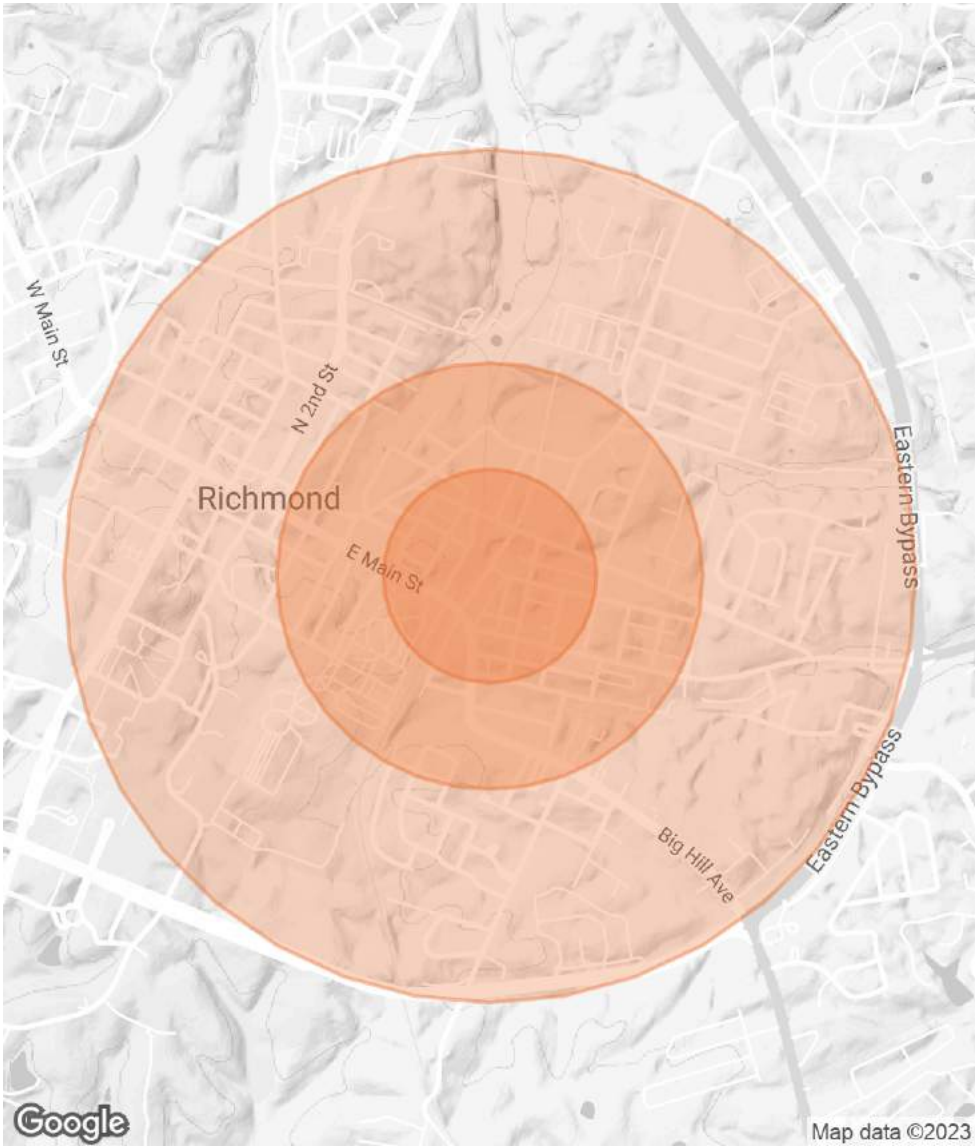
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	635	2,832	11,804
AVERAGE AGE	27.4	26.3	26.1
AVERAGE AGE (MALE)	28.9	27.9	26.8
AVERAGE AGE (FEMALE)	27.1	26.0	26.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	270	1,214	4,748
# OF PERSONS PER HH	2.4	2.3	2.5
AVERAGE HH INCOME	\$41,901	\$39,108	\$37,711
AVERAGE HOUSE VALUE	\$97,282	\$88,785	\$86,910

** Demographic data derived from 2020 ACS - US Census*



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DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure 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 Brochure 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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