

**SALE**

# Berea, KY Multi-Use Commercial Building

**118 LESTER STREET**

Berea, KY 40403

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$450,000
<b>BUILDING SIZE:</b>	3,328 SF
<b>PRICE / SF:</b>	\$135.22
<b>RENOVATED:</b>	2022
<b>ZONING:</b>	B-2
<b>MARKET:</b>	Berea

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market this Commercial multi-use property in the heart of Berea, KY. Located at 118 Lester Street, this property offers versatility for the Owner Occupant, or Investor. Ground floor square footage of 3,328 square feet, it caters to a variety of business needs. The property is zoned B-2, a major business zone, and wide range of uses. The current ownership added new electric, windows, drywall, lighting, exterior paint and the loft space could be ideal for a live in owner, or apartment for income.

For additional information, please contact Neal Metcalfe at 859.312.8069 // [neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com) or Gabe Measner at 859.630.7106 // [gabe.measner@svn.com](mailto:gabe.measner@svn.com).

## PROPERTY HIGHLIGHTS

- B-2 Berea City Zoning - Wide range of Uses
- Private Parking lot
- Apartment or Live in Owner Loft
- NEW Electric, Lighting, Windows, Drywall
- 3,328 SF on 0.24 acre site

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## ADDITIONAL PHOTOS



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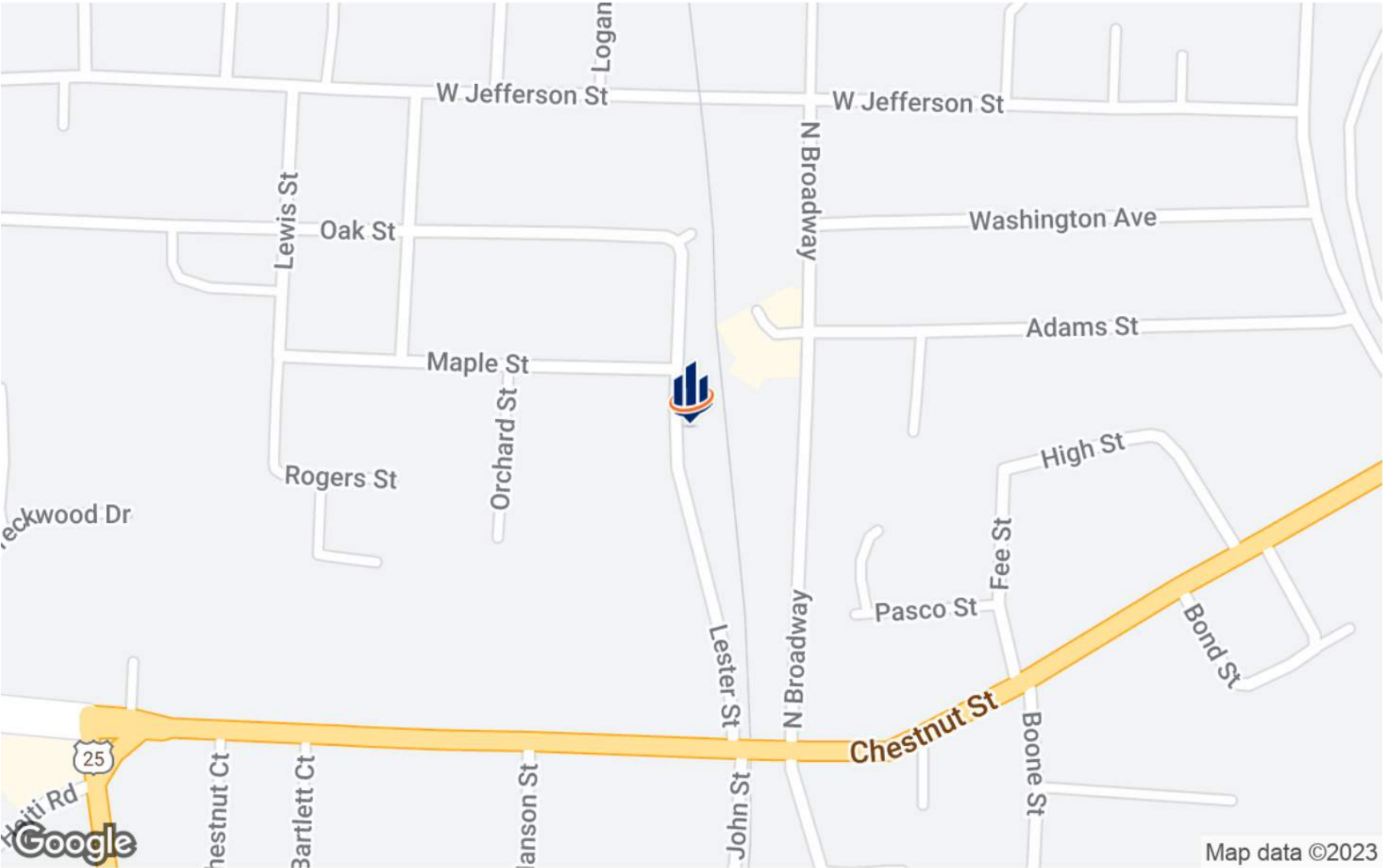
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LOCATION MAP



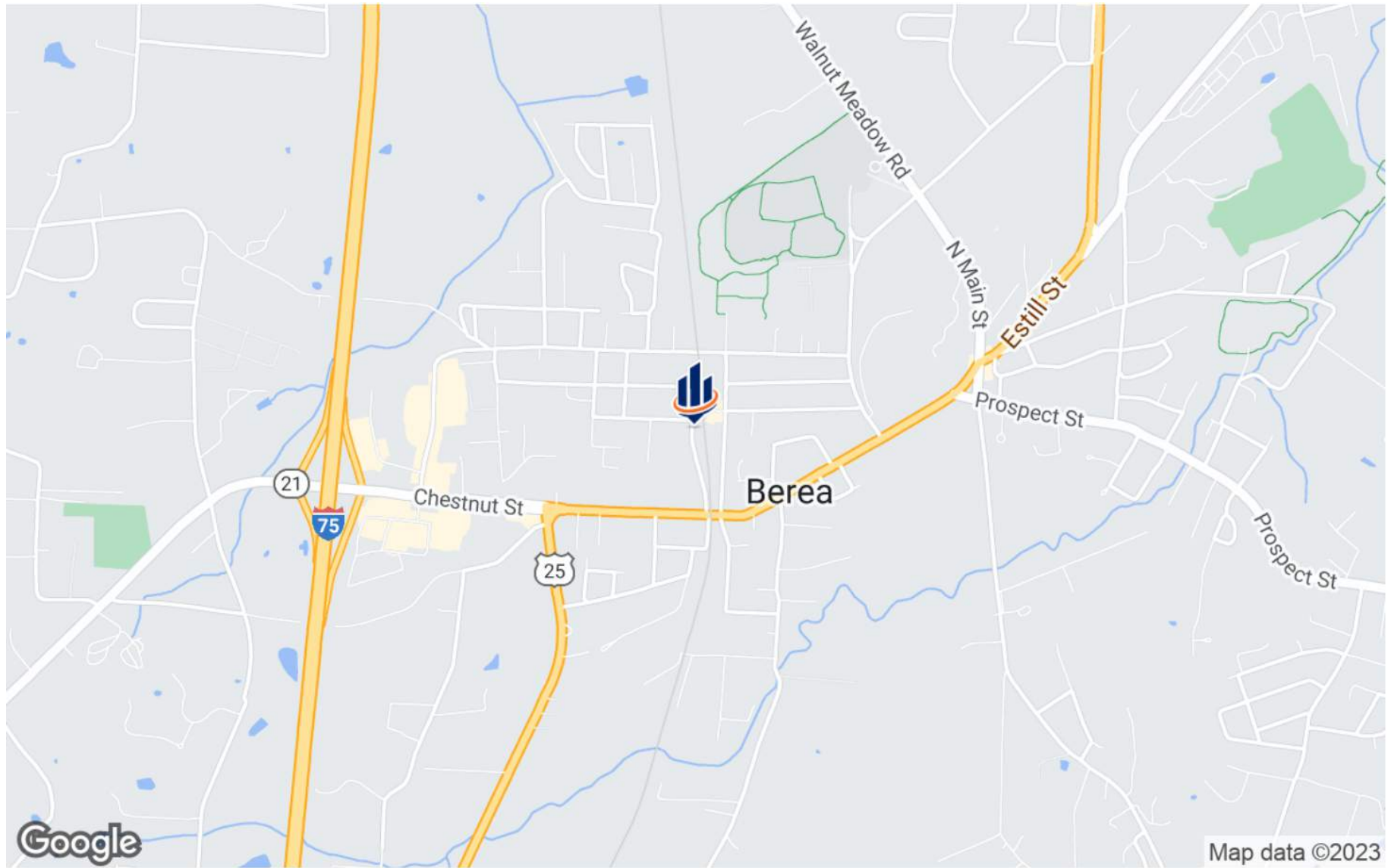
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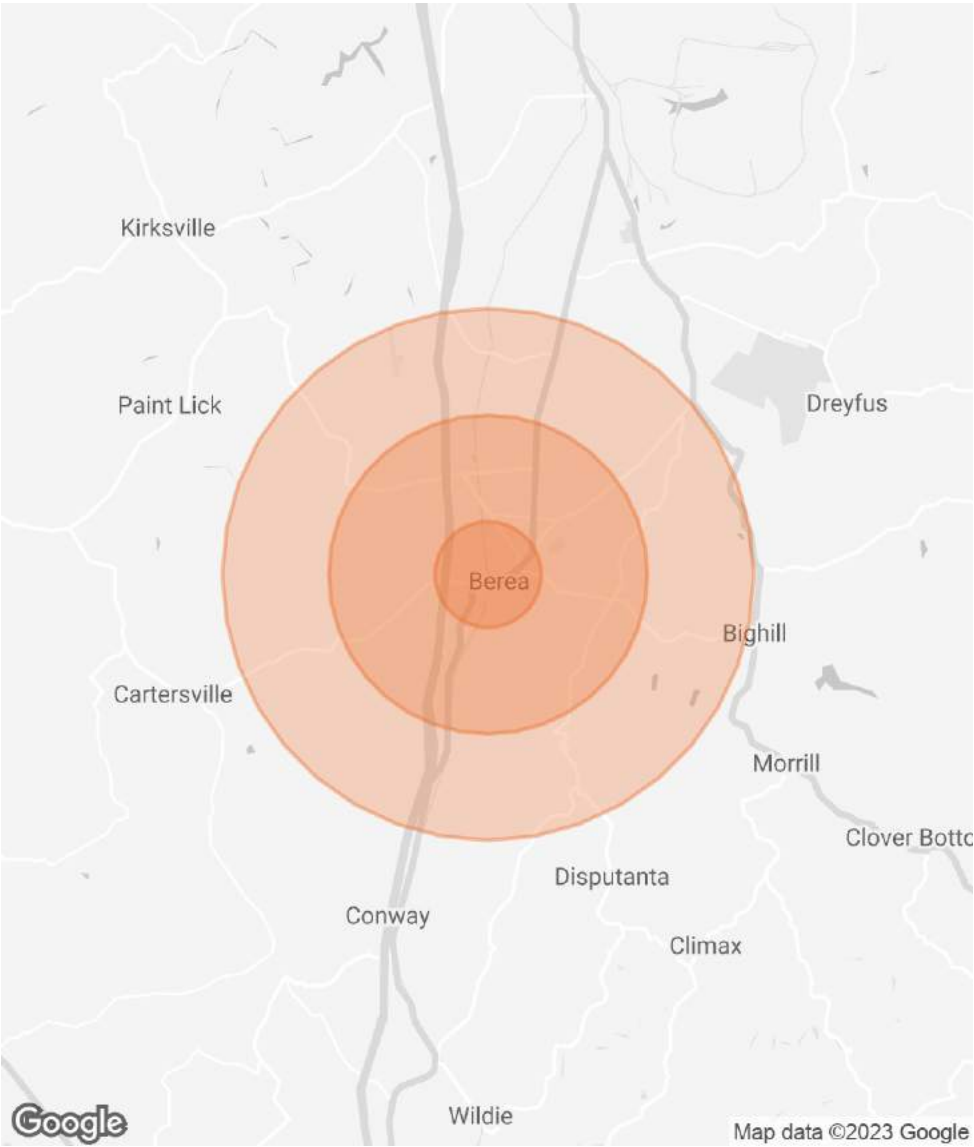
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,698	16,542	22,910
AVERAGE AGE	33.2	35.3	35.8
AVERAGE AGE (MALE)	28.5	33.5	35.2
AVERAGE AGE (FEMALE)	37.2	36.2	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,606	6,394	8,774
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$47,733	\$55,504	\$57,630
AVERAGE HOUSE VALUE	\$114,448	\$131,006	\$136,654

\* Demographic data derived from 2020 ACS - US Census



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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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