

**SALE**

# Office/ Warehouse On 2.11 Acres

**1315 GABBARDTOWN RD**

Berea, KY 40403

**PRESENTED BY:**

**WADE HAGA**

O: 859.306.0605

wade.haga@svn.com





## PROPERTY SUMMARY



### SALE PRICE

**\$192,500**

### OFFERING SUMMARY

<b>BUILDING SIZE:</b>	5,000 SF
<b>ACREAGE:</b>	2.11 AC
<b>PRICE / SF:</b>	\$38.50
<b>ZONING:</b>	Urban Development Single Family Residential (UC-1) District

### PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring this 5,000 SF office / warehouse to the market for sale. The 50' x 100' structure sits on a 2.11 acre parcel. The building contains a large storage area / warehouse with a loading dock, six offices, two restrooms, a kitchenette, and washer and dryer hookups.

For more information please contact Wade Haga at [wade.haga@svn.com](mailto:wade.haga@svn.com) // 859.285.2202

### PROPERTY HIGHLIGHTS

- 5,000 SF Office / Warehouse
- Loading Dock
- Outdoor Storage

#### WADE HAGA

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## ADDITIONAL PHOTOS



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FLOOR PLAN

1315 Gabbartown Rd Berea, KY 40403  
5,000 SF | 2.11 AC



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# OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property shown and described hereon which is recorded in the deed books and pages shown below, in the Office of the Madison County Clerk; and do hereby adopt this plan of lots for this property; and do hereby dedicate the streets and any other spaces so indicated to public use; and do establish and reserve the easements indicated for public utility and drainage purposes.

*Dellinda W. Hines*  
NEW VISTA REAL ESTATE HOLDINGS, LLC  
(DB 768 PG 147)

10/9/23  
DATE

## CERTIFICATE OF ACCURACY

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 1" : 35,514' and was not adjusted. The survey as shown hereon is an Rural Class survey and the accuracy and precision of said survey meets all the specifications of this class.

DWAYNE WHEATLEY, L.S. 3265

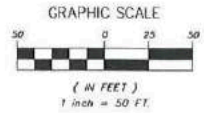
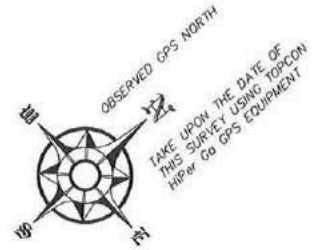
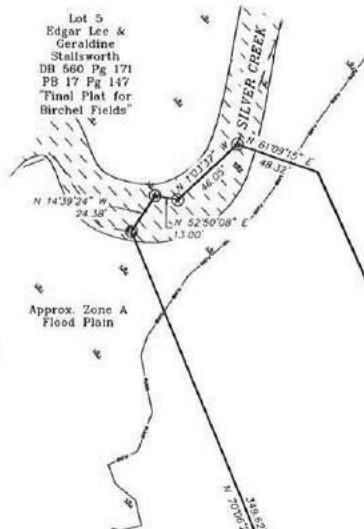
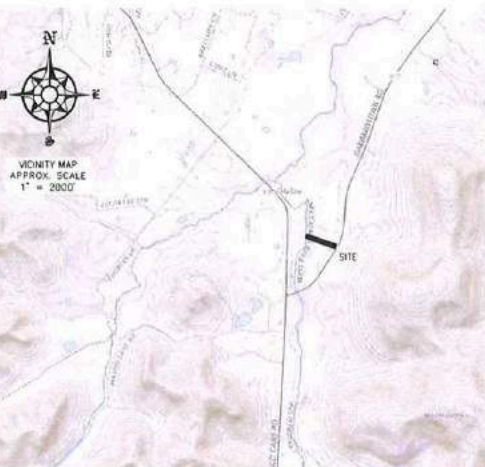
DATE

## SURVEYOR'S NOTES:

- 1.) THE PURPOSE OF THIS PLAT IS TO RETRACE THE BOUNDARY OF TRACT V, DB 768 PG 147, AS SHOWN HERE ON.
- 2.) RURAL CLASS SURVEY.
- 3.) ALL CORNERS ARE MARKED WITH 1/2" DIAMETER IRON PINS (18" IN LENGTH #4 REBAR) WITH YELLOW PLASTIC CAPS STAMPED "ABACUS LPLS 3265" UNLESS OTHERWISE NOTED.
- 4.) SOURCE OF TITLE: DB 768 PG 147
- 5.) A PORTION OF THIS PROPERTY HAS BEEN FOUND TO LIE IN ZONE A, AN AREA DETERMINED TO BE INSIDE THE 500 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 21151C03700 EFFECTIVE DATE DECEMBER, 21 2017.
- 6.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, EXPRESS OR IMPLIED, OF RECORD IN THE MADISON COUNTY CLERK'S OFFICE.
- 7.) THIS PLAT DOES NOT CERTIFY THE LOCATION OF ANY UTILITIES OR EASEMENTS OF ANY TYPE. FIELD VERIFY ANY EASEMENTS PRIOR TO CONSTRUCTION.
- 8.) NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY ABACUS ENGINEERING & LAND SURVEYING INC. FOR THIS SURVEY. DEED REFERENCES AND ADJOINING OWNERS, WHO MAY OR MAY NOT BE THE CURRENT OWNERS, ARE SHOWN FOR REFERENCE ONLY. THIS PLAT DOES NOT PURPORT TO SHOW OWNERSHIP.

## UTILITY AND EASEMENT NOTE

All utilities should be field verified before any construction begins. Any contractor, owner, or designer is hereby forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. This plat depicts all visible easements and easements of record only as discovered during the course of this survey and does not warrant the depiction of all easements and/or encumbrances.



- LEGEND
- SET 1/2" DIA. IRON PIN (18" IN LENGTH #4 REBAR WITH yellow plastic caps stamped "ABACUS LPLS #3265")
  - NO MONUMENT FOUND/SET
  - FOUND 1/2" DIA. IRON PIN NO SURVEY CAP
  - FOUND 1" DIA. IRON PIPE
  - FOUND 1/2" DIA. IRON PIN (18" IN LENGTH #4 REBAR WITH yellow plastic caps stamped LS #254)
  - FOUND 5/8" DIA. IRON PIN NO SURVEY CAP
  - SANITARY MANHOLE
  - SANITARY CLEANDOUT
  - UTILITY POLE
  - WATER METER

Lighthouse Baptist Church  
DB 352 PG 441  
&  
DB 479 PG 441  
PB 6 PG 27  
"Rufus Whittemore Property Tract II"  
&  
PB 16 PG 101  
"Plat for Lighthouse Baptist Church"

Tract V  
New Vista Real Estate Holdings, LLC  
DB 768 PG 147  
Tract II  
PB 7 PG 26  
"Rufus Whittemore Property Tract I & II"  
2.11 Acres +/-

Tract No. 1  
Helen C. Roe  
DB 680 PG 377  
PB 5 PG 258  
"Division Of The West Portion Of The Earl W. Miracle Farm"

Lot 1A  
Kyle M. & Dorothy Tipton  
DB 582 PG 724  
PB 16 PG 101  
"Plat for Lighthouse Baptist Church"

CLIENT(S):  
MATTHEW SIMPSON  
OWNER(S):  
NEW VISTA REAL ESTATE HOLDINGS, LLC  
1351 NEWTOWN PIKE, BUILDING 1,  
LEXINGTON, FAYETTE CO. KENTUCKY

Signed: DWAYNE WHEATLEY P.E. 19640  
Signed: DWAYNE WHEATLEY L.S. 3265



Project No.: 23-343  
Scale: 1" = 50'  
Drawn by: WEF  
Checked by: DIW  
Date of Survey: 10.03.2023  
Date of Plat: 10.04.2023  
Date of Revision:

Boundary Retracement Survey for  
New Vista Real Estate Holdings, LLC  
Property at 1315 Cabbardtown Road  
Berea, Madison County, Kentucky



# AERIAL

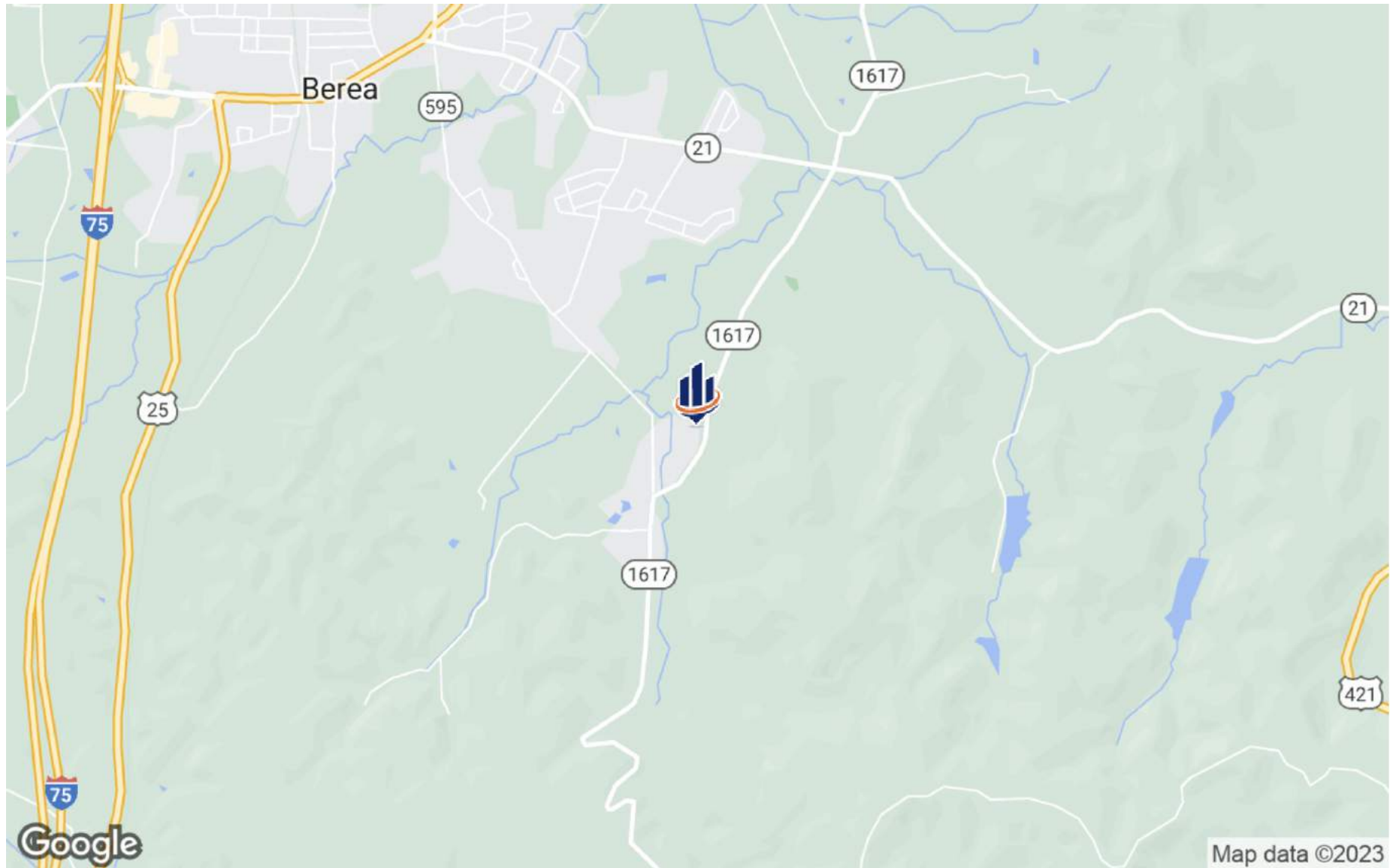


**WADE HAGA**

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## LOCATION MAP



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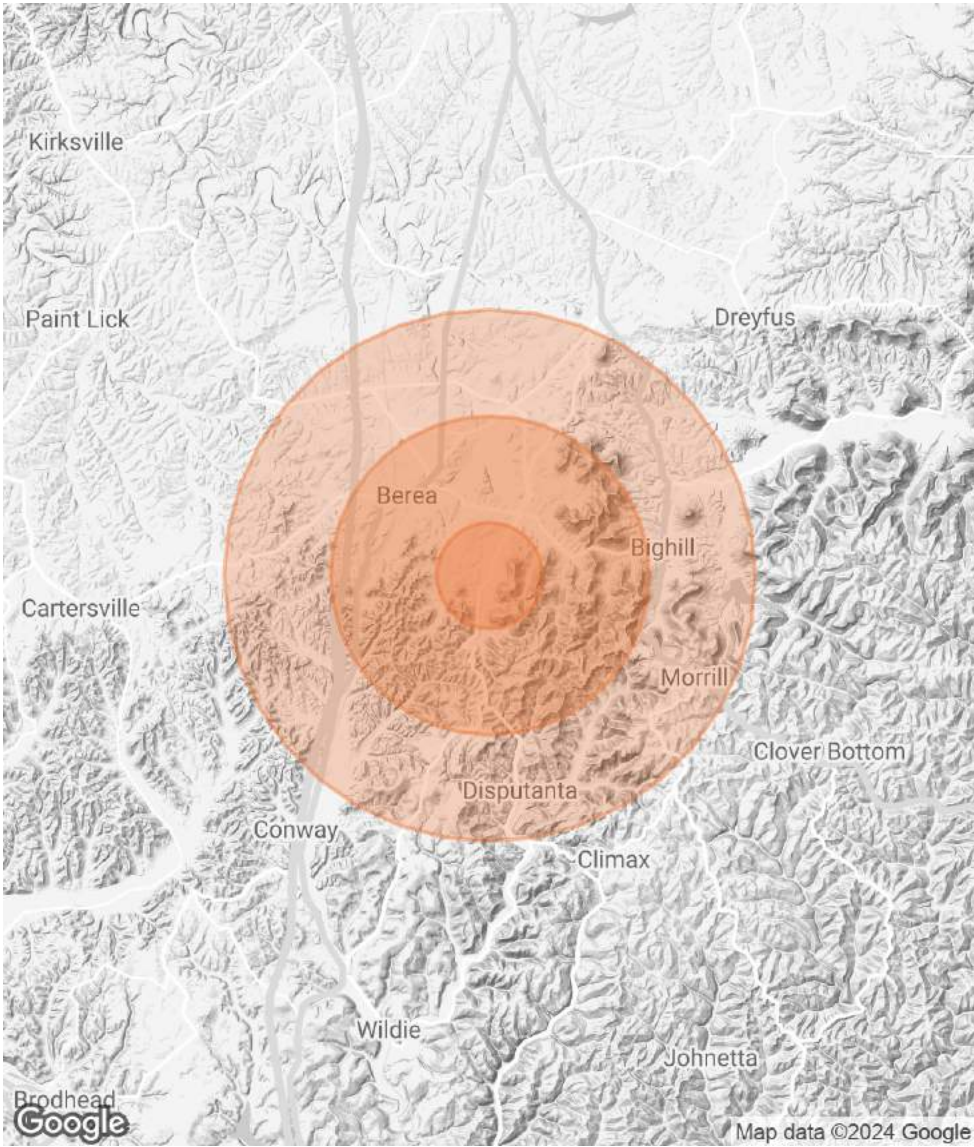
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	883	10,895	21,131
AVERAGE AGE	40.9	34.8	35.3
AVERAGE AGE (MALE)	41.2	35.8	34.7
AVERAGE AGE (FEMALE)	41.4	34.0	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	319	4,278	8,212
# OF PERSONS PER HH	2.8	2.5	2.6
AVERAGE HH INCOME	\$56,914	\$53,257	\$56,669
AVERAGE HOUSE VALUE	\$135,207	\$120,374	\$130,401

\* Demographic data derived from 2020 ACS - US Census



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## DISCLAIMER

The material contained in this Offering Memorandum 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 Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum 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 Memorandum 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 Memorandum, 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 Memorandum 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 Memorandum 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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