

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,050,300
BUILDING SIZE:	5,722 SF
LOT SIZE:	1.256 Acres
PRICE / SF:	\$533.08
CAP RATE:	5.12%
NOI:	\$156,201
ZONING:	C-1
MARKET:	Louisville
SUBMARKET:	Buechel
APN:	061000100000 & 061000700000
VIDEO:	View Here

PROPERTY OVERVIEW

Exciting Investment Opportunity in Louisville, Kentucky!

Discover the potential of a dual Single Tenant, NNN investment package in the vibrant city of Louisville. This unique offering includes two long-term tenants, Pizza Hut and Fifth Third Bank, situated in an unparalleled location surrounded by the bustling streets of Bardstown Road, Bardstown Bypass, and Hikes Lane. Talk about visibility... This one has INCREDIBLE visibility!

The property boasts two esteemed tenants, Pizza Hut and Fifth Third Bank, ensuring stability and diversity in your investment portfolio.

Location: Strategically positioned at the intersection of Bardstown Road, Bardstown Bypass, and Hikes Lane, the properties enjoy exposure to a high-traffic area with daily counts exceeding 40,000. This prime location provides unparalleled visibility and accessibility.

NOI (Net Operating Income): The combined NOI for both properties is an impressive \$156,201, reflecting the strong and consistent cash flow generated by these assets.

Cap Rate: With a competitive cap rate of 5.12%, these properties offer an attractive return on investment, aligning with the expectations of savvy investors.

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