

FOR SALE

# THE PORTLAND BUILDING, AN OPPORTUNITY TO DEFINE LOUISVILLE'S THRESHOLD

**603 & 617 Carter St**

Louisville, KY 40212

**502-306-3635**

Call for inquiries



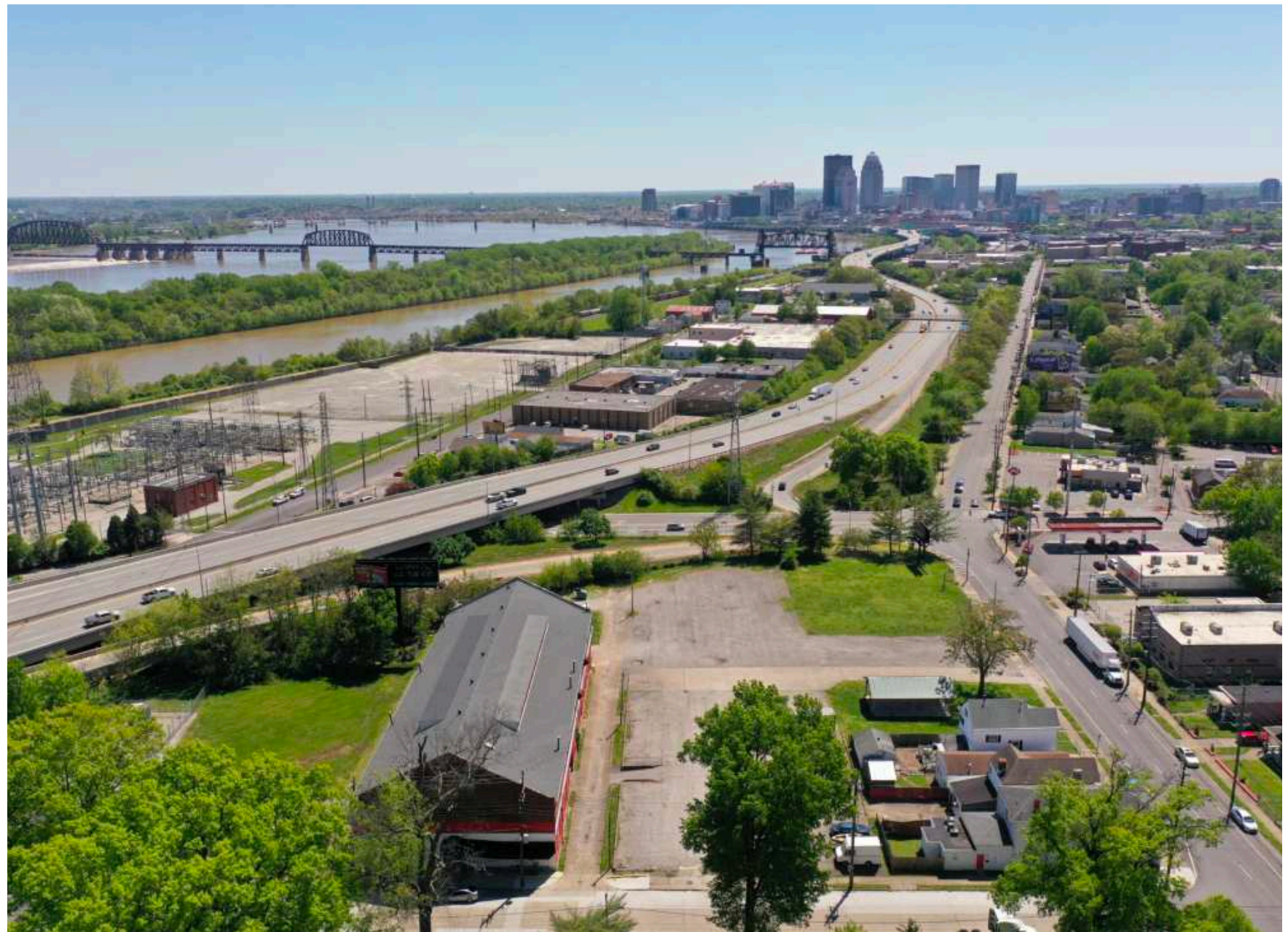
# THE PORTLAND BUILDING

603 & 617 CARTER ST, LOUISVILLE, KY 40212

**\$1,050,000** FOR SALE






eXp Commercial is pleased to present a historic 35,974 SF warehouse on 1.49 acres, right off of I-64 at exit #22. Standing at the gate-way of downtown Louisville, this property is a unique opportunity for a new owner to redefine one of Louisville's most traveled corridors. With C-1 zoning in place, this property permits a variety of commercial uses spanning hospitality and retail, with average traffic counts exceeding 9,000 cars daily on 22nd street. With great exposure for both directions of I-64 - an ADT of almost 60,000 cars - this property could not be better situated for users or businesses with such requirements.

Originally built in 1910, the warehouse has undergone many renovations and additions throughout its history, with the most recent user being a large thrift shop. The building includes two stories, with the 1st floor currently acting as a store-front or retail space, and the second story utilized as storage. As of now, the building has one dedicated dock, but there are numerous areas where additional dock space could be reopened or added.



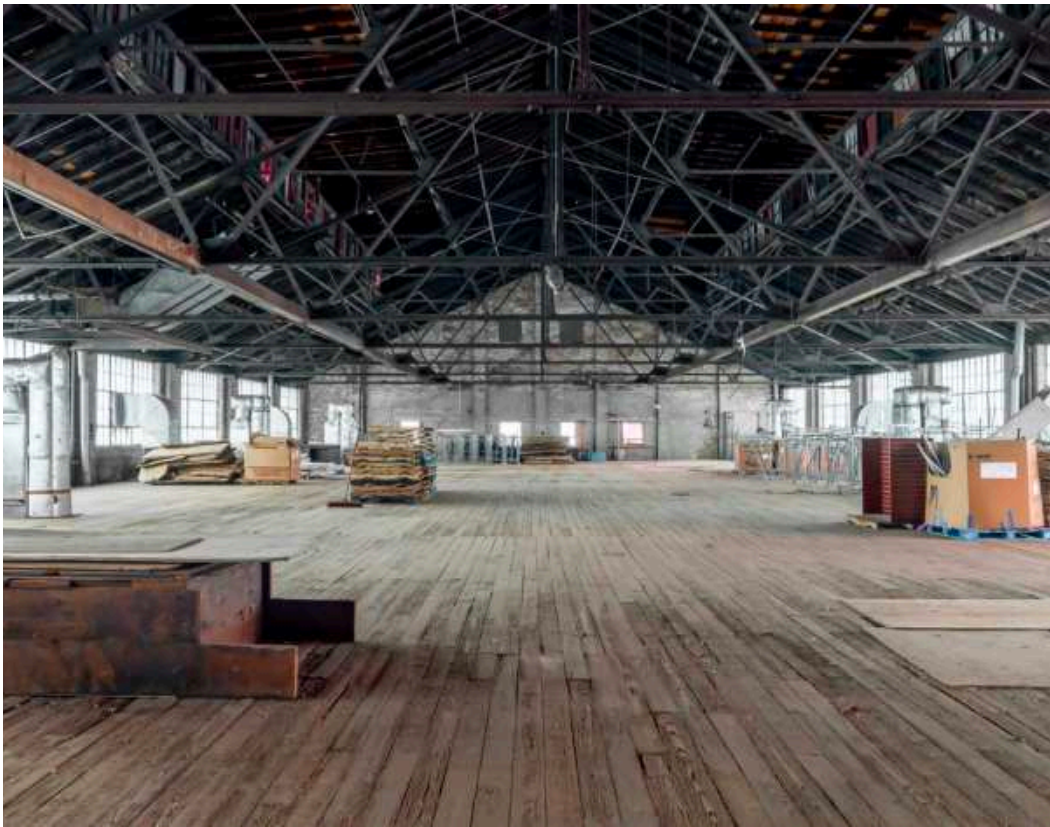
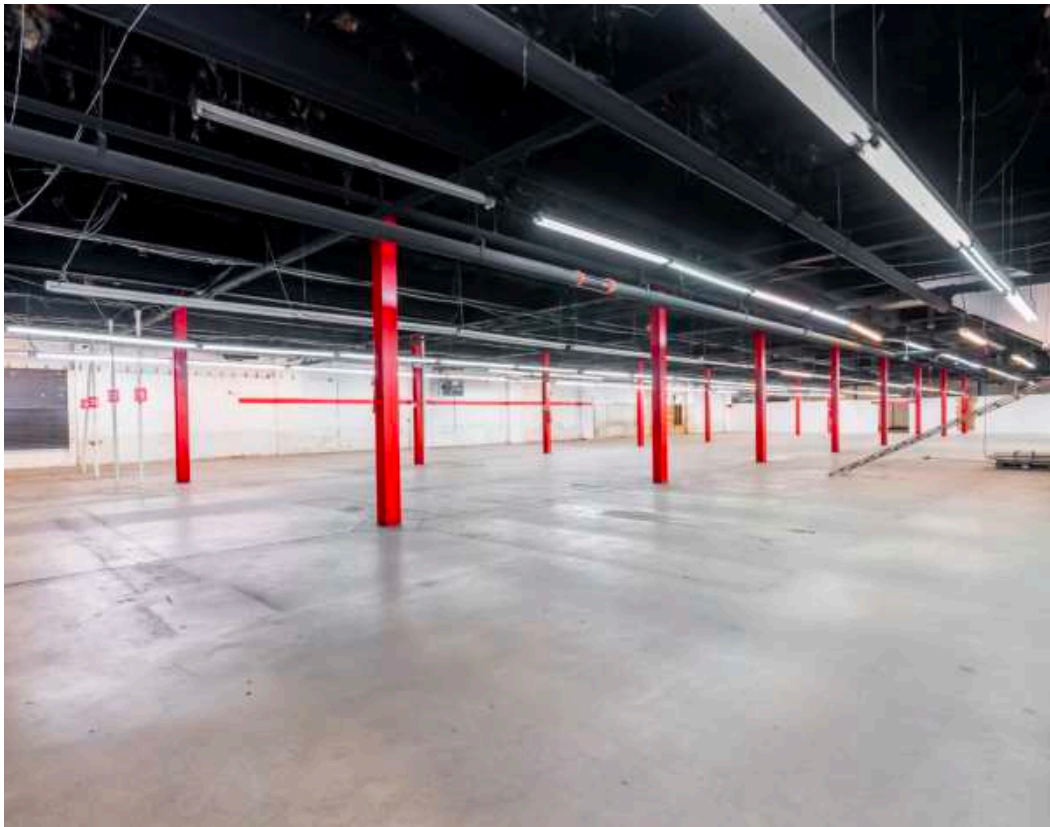


Property Details

 1.49 Acres	 C1 Zoning
 17,987 SF First Floor	 17,987 SF Second Floor
 35,974 SF Total	

Site Features

- Built in 1910
- Shingle Roof Replaced in 2024
- 400 Amp Phase 3 Electric
- Dry Sprinkler System
- 2 Dock Doors
- Lift - Not operational
- Large Parking Lot
- Steel & Brick Structure





# Site

603 & 617 CARTER ST, LOUISVILLE, KY 40212



The Portland Building

603 & 617 Carter St., Louisville, KY 40212 | For Sale | \$1,050,000



Gilezan Global

5964 Timber Ridge Dr, Prospect, KY

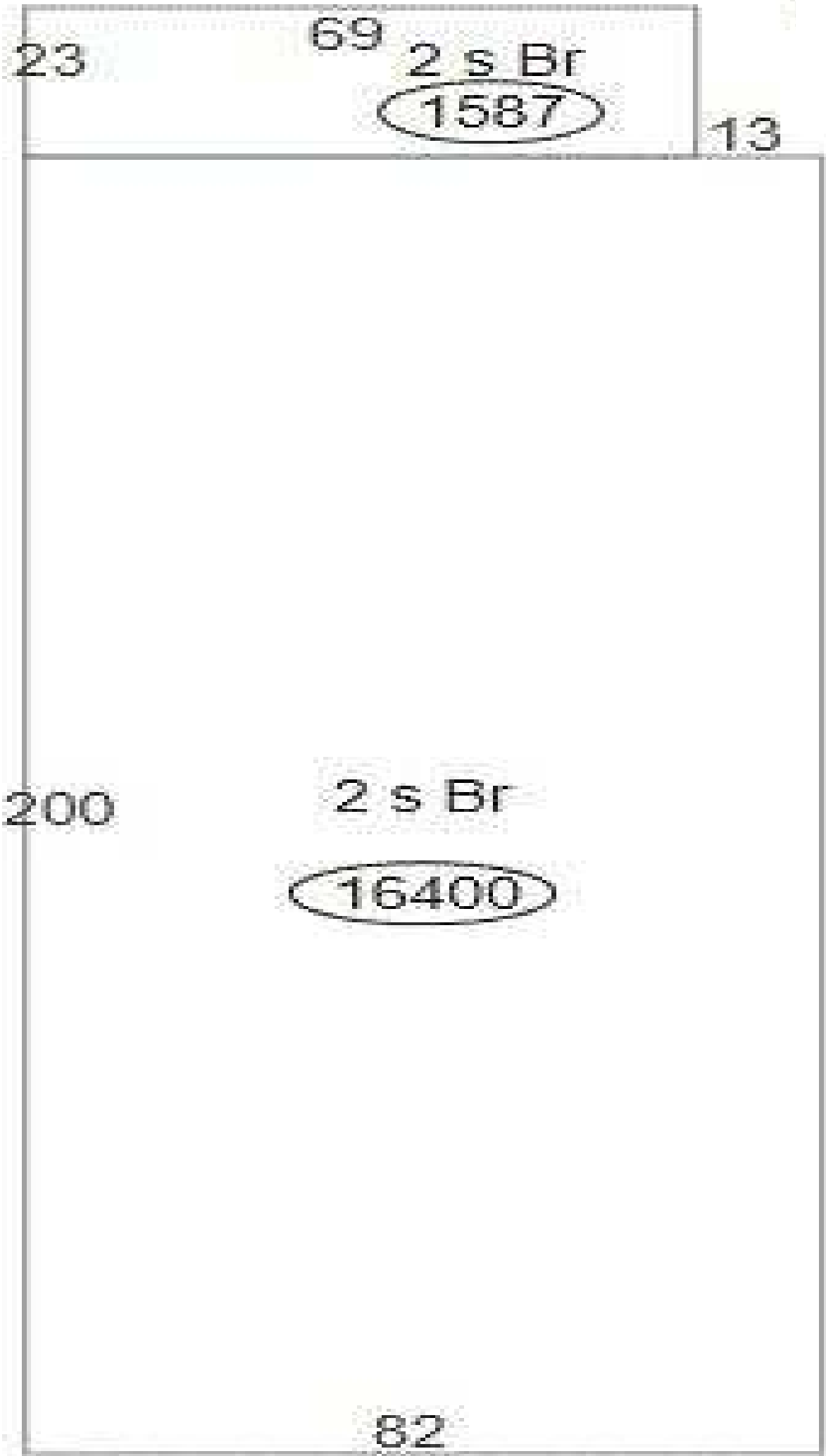
Floor Plan

1st Floor:

- Dimensions:
  - 200' x 82'
- Clearance:
  - 9.8' to Sprinkler Pipes (Low Point)
  - 12.7' to the Beam
- Between Supports:
  - 19'-25.3'
- Loading Area Dimensions:
  - 23' x 69'

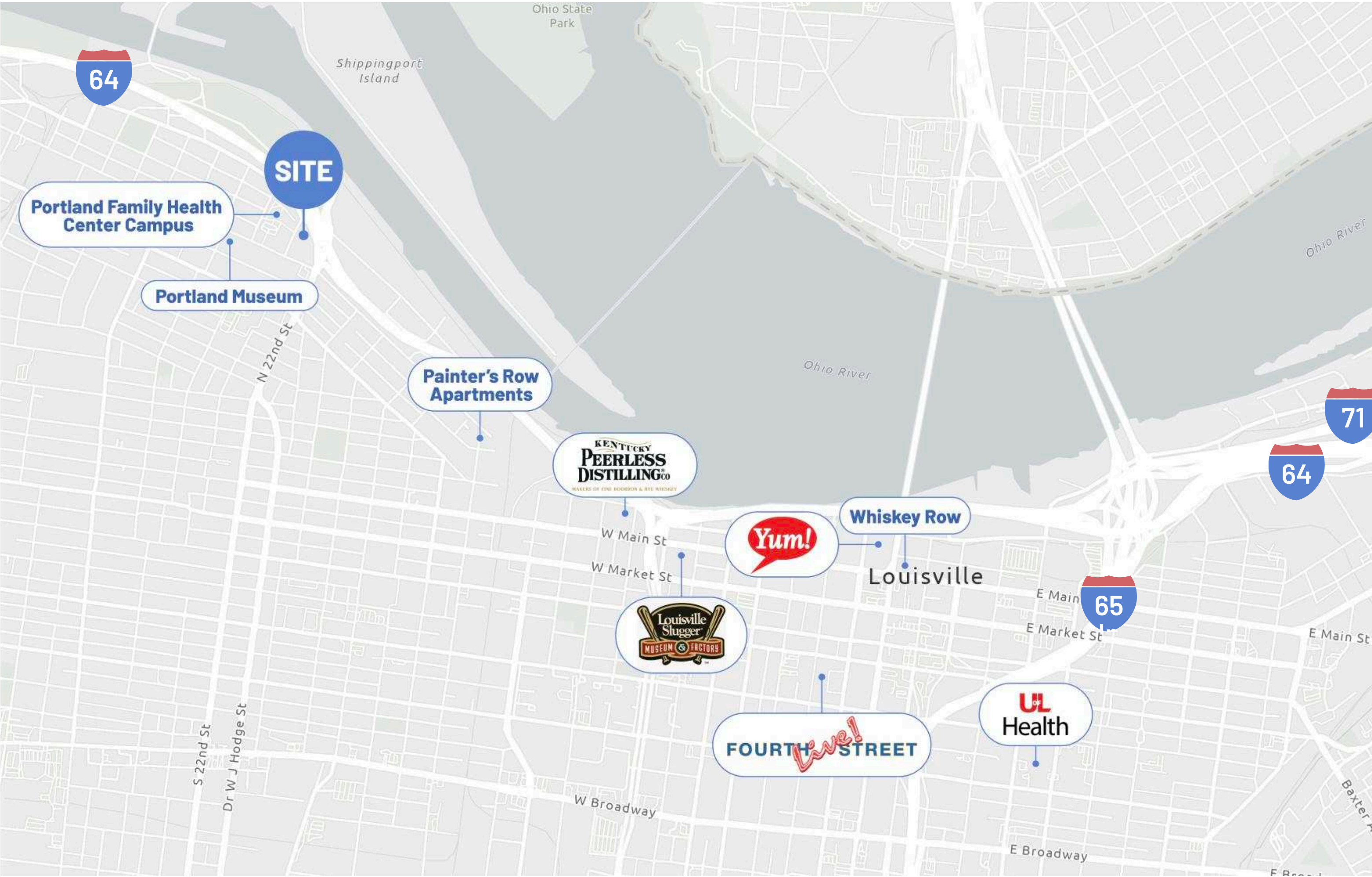
2nd Story:

- Dimensions:
  - 200' x 82'
- Clearance:
  - 12' to the Beam
  - 32' Pitch
- Office Area Dimensions
  - 23' x 69'



# Nearby Points of Interest

603 & 617 CARTER ST, LOUISVILLE, KY 40212





EXP COMMERCIAL

# MEET THE TEAM

KENTUCKY, USA

## ABOUT US

We are a full-service real estate team that specializes in all aspects of Commercial Real Estate, Business Brokerage, Business Development, & Commercial Investments. We are unapologetically young, hungry, and creative. Leaning on the fundamentals set by those before us, while constantly challenging the status quo gives us a unique edge. We see our service as a partnership, and we believe that the best results are always found when we partner with fantastic people.

Disclaimer: This information has been obtained from reliable sources. Broker has no reason to doubt its accuracy but it may contain errors or omissions. Broker makes no representation, warranties or guarantees with respect to this information and Buyer should review all of it.

# MAKE ONE DAY TODAY



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