

# Central Business District Office Building For Sale



222 S 1st St, Louisville, KY 40202

Listing ID: 30465816  
 Status: Active  
 Property Type: Office For Sale  
 Office Type: Executive Suites, Medical  
 Size: 65,000 SF  
 Sale Price: \$6,500,000  
 Unit Price: \$100 PSF  
 Sale Terms: Cash to Seller



## Overview/Comments

Located blocks from the KFC Yum center, the new Convention Center, the Omni hotel and Whiskey Row is this 6 story building.

Ideally suited as a multi-tenant office building, this asset could be great for an owner occupant or investor.

As it sits in the Opportunity Zone, near heart of the Central Business District and next to the attractions listed above, this property could be a great reposition to hospitality or multifamily.

## General Information

Tax ID/APN:	017A02900000	Building Name:	222 Building
Office Type:	Executive Suites, Medical, Mixed Use, Office Building	Class of Space:	Class B
Zoning:	C-3 - Commercial District	Gross Building Area:	65,000 SF
Property Use Type:	Investment, Vacant/Owner-User	Building/Unit Size (RSF):	65,000 SF
		Sale Terms:	Cash to Seller

## Area & Location

Property Located Between: On 1st between Market and Jefferson  
 Property Visibility: Excellent  
 Airports: Louisville International

## Building Related

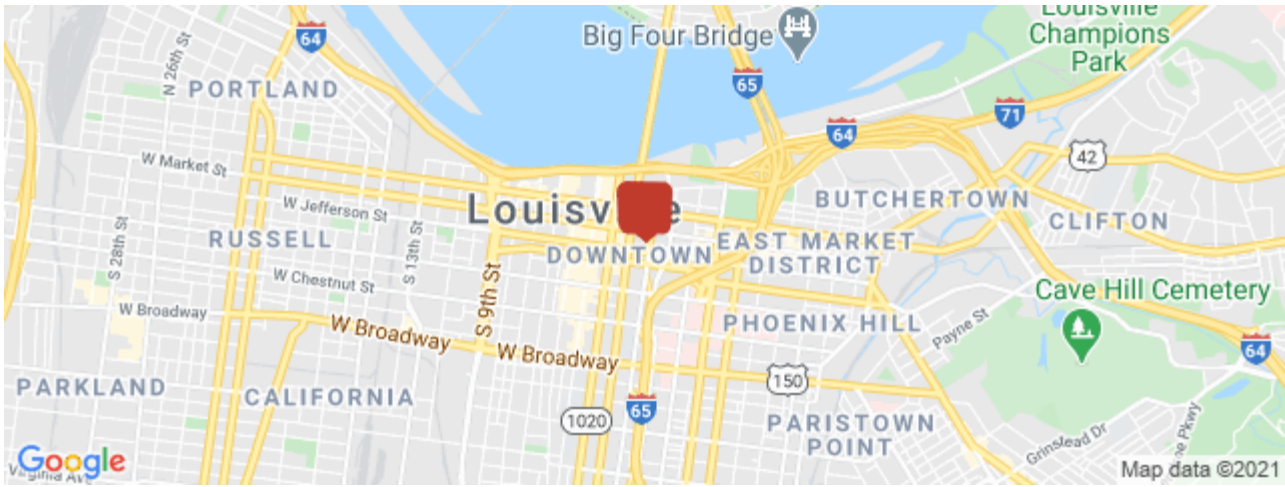
Total Number of Buildings:	1	Passenger Elevators:	3
Number of Stories:	6	Sprinklers:	Wet
Roof Type:	Flat	Heat Type:	Natural Gas
Construction/Siding:	Brick	Air Conditioning:	Package Unit

## Land Related

Water Service: Municipal  
 Sewer Type: Municipal

## Location

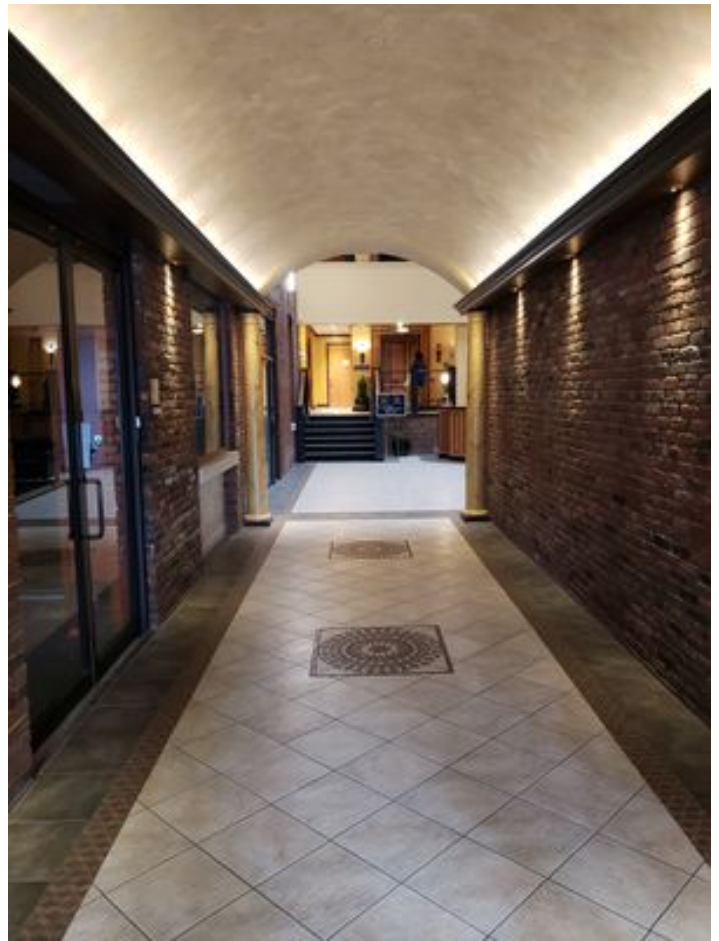
Address: 222 S 1st St, Louisville, KY 40202  
 County: Jefferson  
 MSA: Louisville/Jefferson County



### Property Images



222 Foyer



222 Entrance



222 Foyer



222 Exterior



222 Exterior S



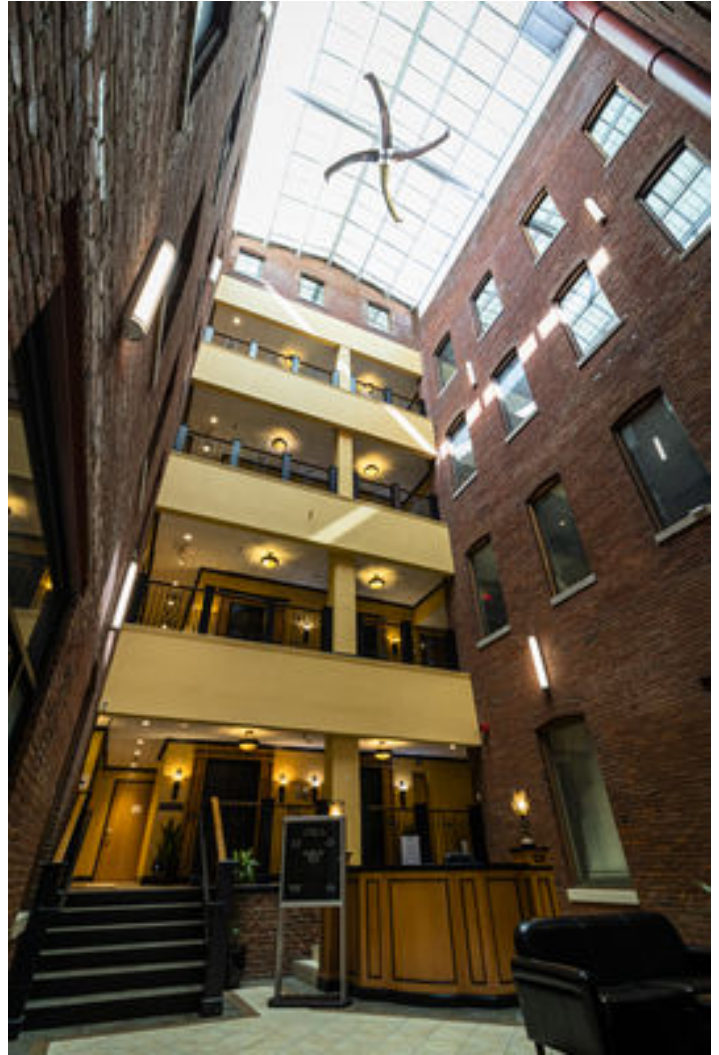
222 Exterior N



222 A



IMG\_0007



IMG\_0014

## Property Contacts



### **Gant B Hill**

Gant Hill & Associates, LLC

502-664-4455 [M]

502-515-4455 [O]

[gant@ganthill.com](mailto:gant@ganthill.com)