

Recent Price Reduction Prime Retail Dixie Hwy



7281- 7283 Dixie Hwy, Louisville, KY 40258

Listing ID: 30581987
 Status: Active
 Property Type: Retail-Commercial For Sale
 Retail-Commercial Type: Convenience Store, Day Care Facility
 Size: 3,600 SF
 Sale Price: \$469,000
 Unit Price: \$130.28 PSF
 Sale Terms: Cash to Seller



Overview/Comments

Ideal owner user Formerly Trend Setters Academy Dixie Hwy
 2 suites available Former hair salon/school (2160 sf) and (1440 sf) spa space
 Front and rear parking, excellent visibility on Dixie Hwy
 Exterior Signage, 2 restrooms, a mop sink, 75 gallon water heater, tile and laminate flooring, fluorescent lighting, rear parking lot egress onto Old St Andrews Church Road. Located on 0.7518 acres. Lighted Box sign with electric
 Ideal uses: Cosmetology, school, hair, nail salon, hair academy, retail, office

General Information

Tax ID/APN:	011500750000	Building/Unit Size (RSF):	3,600 SF
Zoning:	C-2 - Commercial District	Land Area:	0.75 Acres
Property Use Type:	Vacant/Owner-User	Sale Terms:	Cash to Seller
Building Name:	Former Trend Setters Academy Dixie Hwy		

Retail-Commercial Type Convenience Store, Day Care Facility, Free-Standing Building, Garden Center, Mixed Use, Parking Facility, Restaurant, Retail-Pad, Street Retail, Vehicle Related, Other

Area & Location

Retail Clientele:	General, Business, Recreation, Convention, Other	Highway Access:	I 265 and I 264
Property Located Between:	Dixie Hwy at Greenwood Road	Airports:	Louisville International Airport (SDF)
Property Visibility:	Excellent	Area Description:	Heavy Retail area on Dixie Hwy with high traffic counts
Largest Nearby Street:	Greenwood Road		
Feet of Frontage:	83		

Site Description High Traffic retail location with excellent visibility on Dixie Hwy and ample front and rear parking L shape with 2nd exit onto Old St Andrews Church Rd

Building Related

Tenancy:	Multiple Tenants	Parking Description:	Front at the door parking and large rear parking lot.
Total Number of Buildings:	2	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Property Condition:	Good		
Parking Type:	Surface		

Land Related

Zoning Description: C-2
 Water Service: Municipal

Location

Address: 7281- 7283 Dixie Hwy, Louisville, KY 40258
County: Jefferson
MSA: Louisville/Jefferson County



Property Images



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Dixie PVA Map



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