

# Frankfort Ave. Gem for Lease

## 1718 Frankfort Ave (Rear), Louisville, KY 40206



Listing ID: 30612626  
 Status: Active  
 Property Type: Retail-Commercial For Lease  
 (also listed as Industrial, Office)  
 Retail-Commercial Type: Garden Center, Mixed Use  
 Contiguous Space: 680 SF  
 Total Available: 680 SF  
 Lease Rate: \$1,200 (Monthly)  
 Unit Price: \$21.18 PSF (Annual)  
 Base Monthly Rent: \$1,200  
 Lease Type: Modified Gross



### Overview/Comments

We are pleased to offer this approximately 680SF secluded space in the midst of bustling Frankfort Avenue. The property feels like a peaceful garden oasis, yet offers the convenience of a Clifton neighborhood location. The space has abundant natural light coming from a wall of windows, and is ideal for a yoga/Pilates studio, gallery/artist space, event venue, or professional services office user. Access to the building is along the gravel drive between Pet Wants and (the former) North End Cafe on Frankfort Ave. Rent includes utilities, tenant pays a portion of property taxes/insurance.

Easy access from Frankfort Ave., I-64, I-65

Ample off street parking

Includes one open, well lit space, bathroom, kitchenette

Includes use of enormous sculpture garden area

### More Information Online

<https://prginvestments.catalist.com//listing/30612626>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	069K00830000	Zoning:	M-2 - Industrial District
Retail-Commercial Type:	Garden Center, Mixed Use, Retail-Pad, Street Retail, Other	Building Name:	Kaviar Forge and Gallery

### Available Space

Status:	Pending	Date Available:	05/29/2020
Suite/Unit Number:	1	Lease Rate:	\$1,200 (Monthly)
Space Available:	680 SF	Lease Type:	Modified Gross
Minimum Divisible:	680 SF	Kitchen/Breakroom:	Yes
Maximum Contiguous:	680 SF	Parking Spaces:	0
Space Type:	Relet		

### Building Related

Passenger Elevators: 0  
 Freight Elevators: 0

### Location

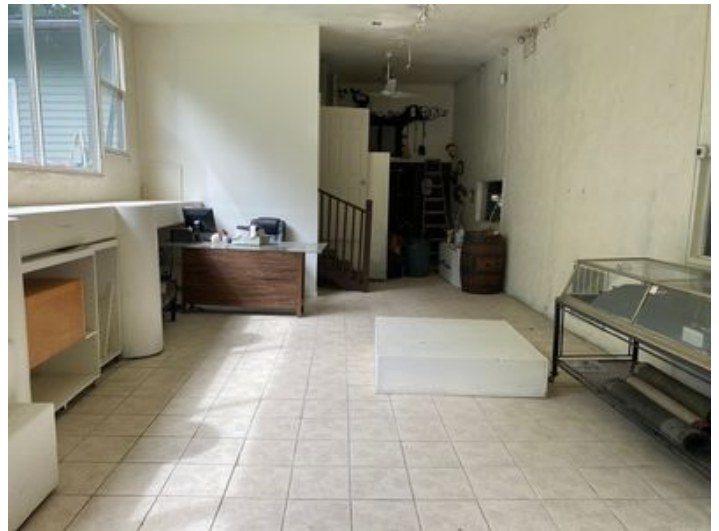
Address: 1718 Frankfort Ave (Rear), Louisville, KY 40206  
 County: Jefferson  
 MSA: Louisville/Jefferson County



**Property Images**



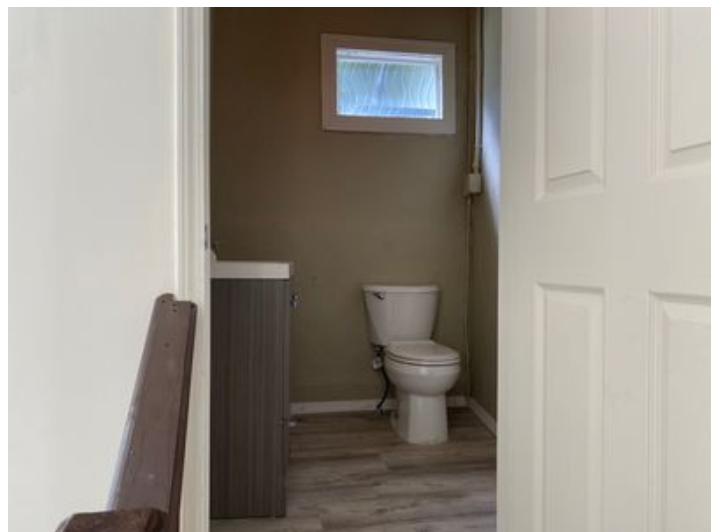
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## Property Contacts



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