

# Fully Furnished Bar/Restaurant Opportunity :: FOR LEASE



935 Goss Ave, Louisville, KY 40217

Listing ID: 30607954  
Status: Active  
Property Type: Retail-Commercial For Lease  
(also listed as Office)  
Retail-Commercial Type: Free-Standing Building, Restaurant  
Contiguous Space: 3,769 SF  
Total Available: 3,769 SF  
Lease Rate: \$2,650 - 3,000 (Monthly)  
Unit Price: \$8.44 - 9.55 PSF (Annual)  
Base Monthly Rent: \$2,650 - 3,000  
Lease Type: NN



## Overview/Comments

Now available for lease, this former high-end bar/cocktail lounge is located in the heart of Germantown on Goss Avenue directly across the street from the recently redeveloped Germantown Mill Lofts. Formerly known as "Mr. Lee's", this space comes with the very high-end finishes and furnishings that Mr. Lee's was known for. A user will also enjoy the benefit of the equipment, which is less than 5 years old and in great condition.

This is an excellent opportunity for a restaurateur/bar owner seeking a turn-key bar/lounge with very high-end finishes in the popular, and growing, Germantown neighborhood.

Highlights include:

- :: Fully Furnished and Equipped former Bar/Cocktail Lounge
- :: Nearly 3,800 SF available (approx. 2,200 finished)
- :: Dense residential area with growing popularity
- :: Located near many other popular bars/restaurants, including The Post, Pearl, Eiderdown, Monnik, Check's and Four Pegs
- :: Directly across the street from Class A "Germantown Mill Lofts" apartments

## More Information Online

<https://prginvestments.cattlyst.com/listing/30607954>

## QR Code

Scan this image with your mobile device:



## General Information

Tax ID/APN: 025E00360000  
Retail-Commercial Type: Free-Standing Building, Restaurant, Street Retail, Tavern/Bar/Nightclub  
Zoning: R-6 - Residential Multi-Family District

## Available Space

|                     |          |                 |                           |
|---------------------|----------|-----------------|---------------------------|
| Suite/Unit Number:  | 100      | Date Available: | 05/15/2020                |
| Space Available:    | 3,769 SF | Lease Rate:     | \$2,650 - 3,000 (Monthly) |
| Minimum Divisible:  | 3,769 SF | Lease Type:     | NN                        |
| Maximum Contiguous: | 3,769 SF | Parking Spaces: | 0                         |
| Space Type:         | Sublet   |                 |                           |

## Building Related

Passenger Elevators: 0  
Freight Elevators: 0

## Location

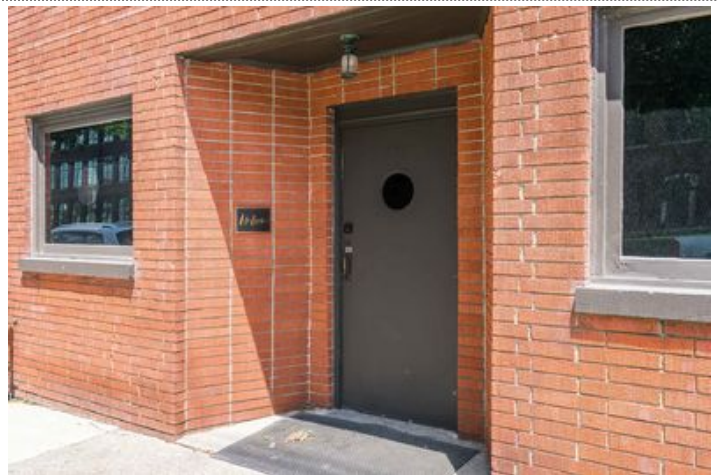
Address: 935 Goss Ave, Louisville, KY 40217  
County: Jefferson  
MSA: Louisville/Jefferson County



## Property Images



935 Goss Ave-11



935 Goss Ave-12



IMG\_9890



IMG\_6902



IMG\_5514



IMG\_3548

## Property Contacts

---



### Taylor M Thompson

PRG Commercial Property Advisors

502-649-8616 [M]

502-649-8616 [O]

[taylor@prginvestments.com](mailto:taylor@prginvestments.com)