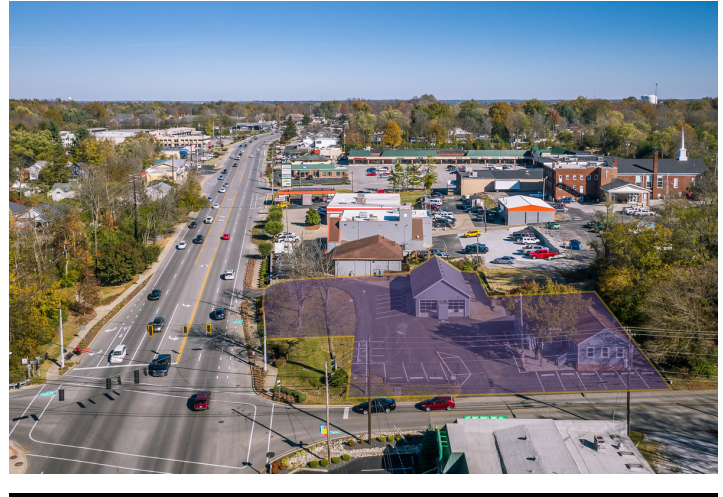


# Rare Middletown Investment Opportunity :: FOR SALE



## 11702 Shelbyville Rd, Louisville, KY 40243

Listing ID: 30663333  
 Status: Active  
 Property Type: Retail-Commercial For Sale  
 Retail-Commercial Type: Free-Standing Building, Mixed Use  
 Size: 1 SF  
 Sale Price: \$975,000  
 Unit Price: \$975,000 PSF  
 Sale Terms: Cash to Seller



### Overview/Comments

Featuring two buildings located at a signalized intersection in the heart of Middletown, this exciting investment opportunity is now available for purchase. This rare offering features great exposure to the highly trafficked Shelbyville Road, ease of access and ample parking. Of the two buildings, one (105 N Madison) is a renovated office building featuring 5 offices, a conference room and kitchenette area. The second building (105 N Madison) would be ideal for a variety of uses, including automotive repair/service, restaurant (a drive-thru could be explored), service retail, or other users looking for ample exposure and accessibility.

This offering would be ideal either for an owner occupant, seeking to utilize one of the buildings and lease the other one for additional income, an investor looking to purchase two quality assets in a premier location, or a developer looking to repurpose the property.

Please inquire with the listing agent for additional information.

### More Information Online

<https://prginvestments.cadlist.com//listing/30663333>

### QR Code

Scan this image with your mobile device:



### General Information

Retail-Commercial Type:	Free-Standing Building, Mixed Use, Street Retail	Building/Unit Size (RSF):	1 SF
Zoning:	C-2 - Commercial District	Sale Terms:	Cash to Seller
Property Use Type:	Investment, Vacant/Owner-User		

### Building Related

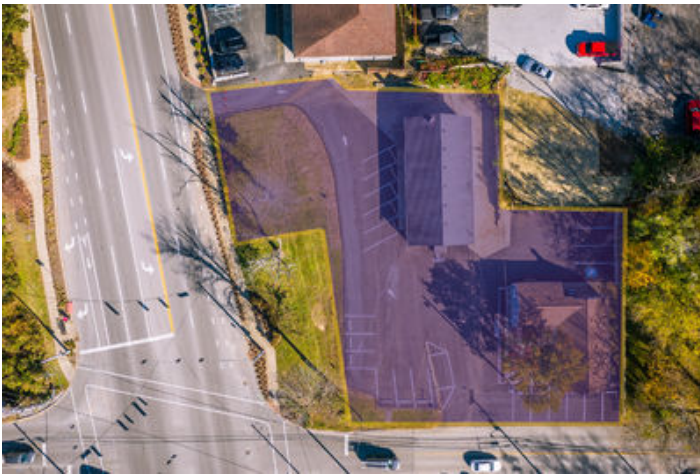
Passenger Elevators: 0  
 Freight Elevators: 0

### Location

Address: 11702 Shelbyville Rd, Louisville, KY 40243  
 County: Jefferson  
 MSA: Louisville/Jefferson County



**Property Images**



Edited, 103 N Madison Ave-07 (1)



103 N Madison Ave-09



103 N Madison Ave-08



103 N Madison Ave-10



103 N Madison Ave-11



103 N Madison Ave-19



103 N Madison Ave-06



103 N Madison Ave-20



103 N Madison Ave-05



103 N Madison Ave-04



103 N Madison Ave-03



103 N Madison Ave-29



103 N Madison Ave-14



103 N Madison Ave-30



103 N Madison Ave-28

## Property Contacts



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