

INFILL RESTAURANT/ OFFICE OPPORTUNITY

1064 Bardstown Road
Louisville, KY 40204

FOR SALE OR LEASE



The former HopCat restaurant building is a rare, "like new", architecturally unique, iconic property in the heart of The Highlands neighborhood. This building is being offered for sale or for lease, and is suitable for one or multiple users. The original structure was completely renovated with an additional story added in 2016, making it a unique opportunity in an infill area that embraces pedestrian walkability and historic character.

The building is currently set up as a turn-key restaurant, but it could be easily retrofitted to one-of-a-kind office space for up to three tenants. Users can occupy anywhere from 2,400 sf to 15,394 sf. The property includes 30 off street parking spaces, as well as street parking surrounding the site. The second floor includes a large, welcoming roof deck - allowing tenants or guests lots of space to be outside, with aerial views of one of the most noteworthy intersections in the city.

- » High profile location and property
- » Over 15,000 SF that is easily subdividable
- » 30 on-site parking spots
- » Suitable for retail/restaurant or creative office space
- » Louisville's most established infill neighborhood

1064 BARDSTOWN ROAD

Available Space: 2,400 sf to 15,394 sf

Zoning: C2

Parking: 30 spaces + on-street

Lease/Sale Price: See Agent



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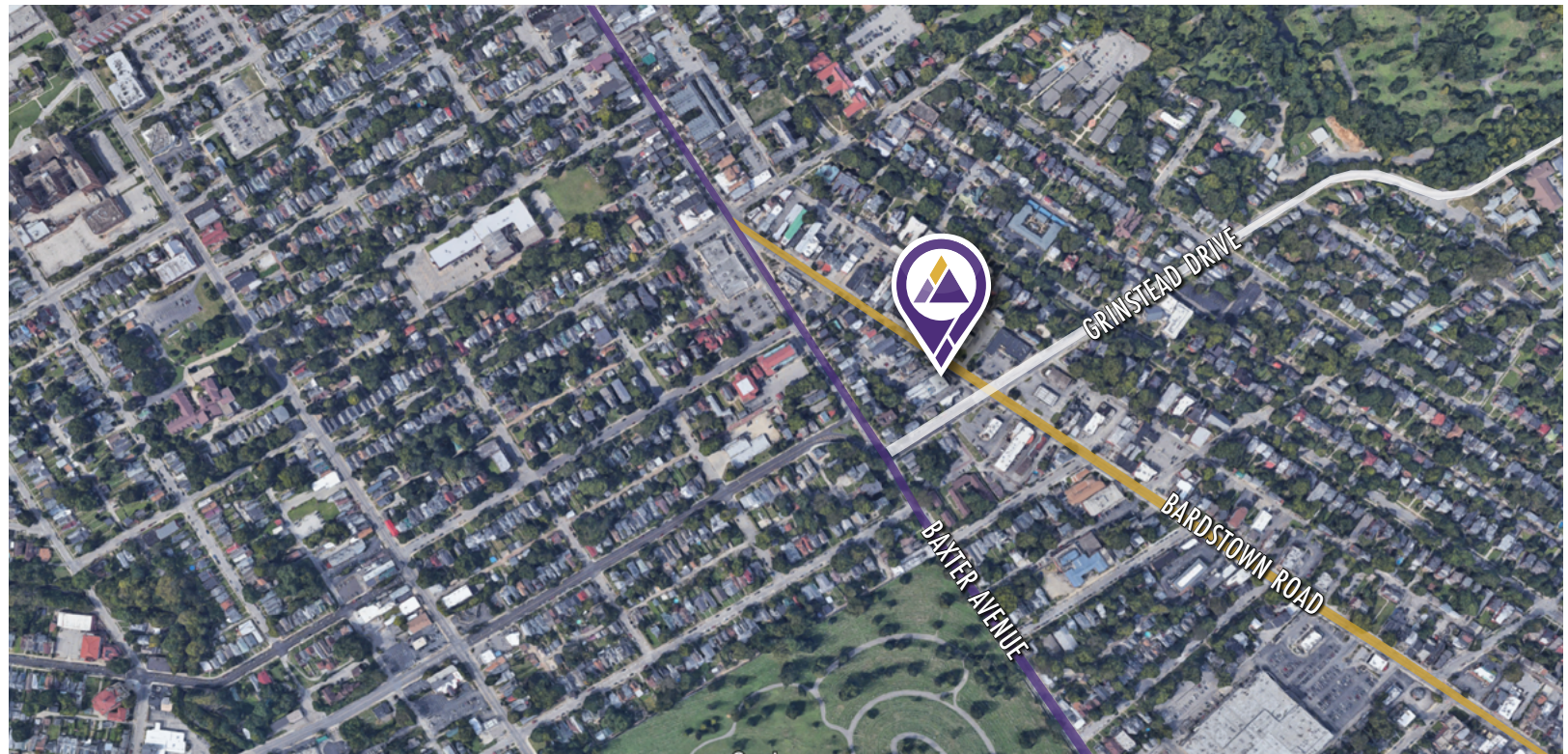
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