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FOR SALE

202 S 1st Avenue

LaGrange, KY

kw





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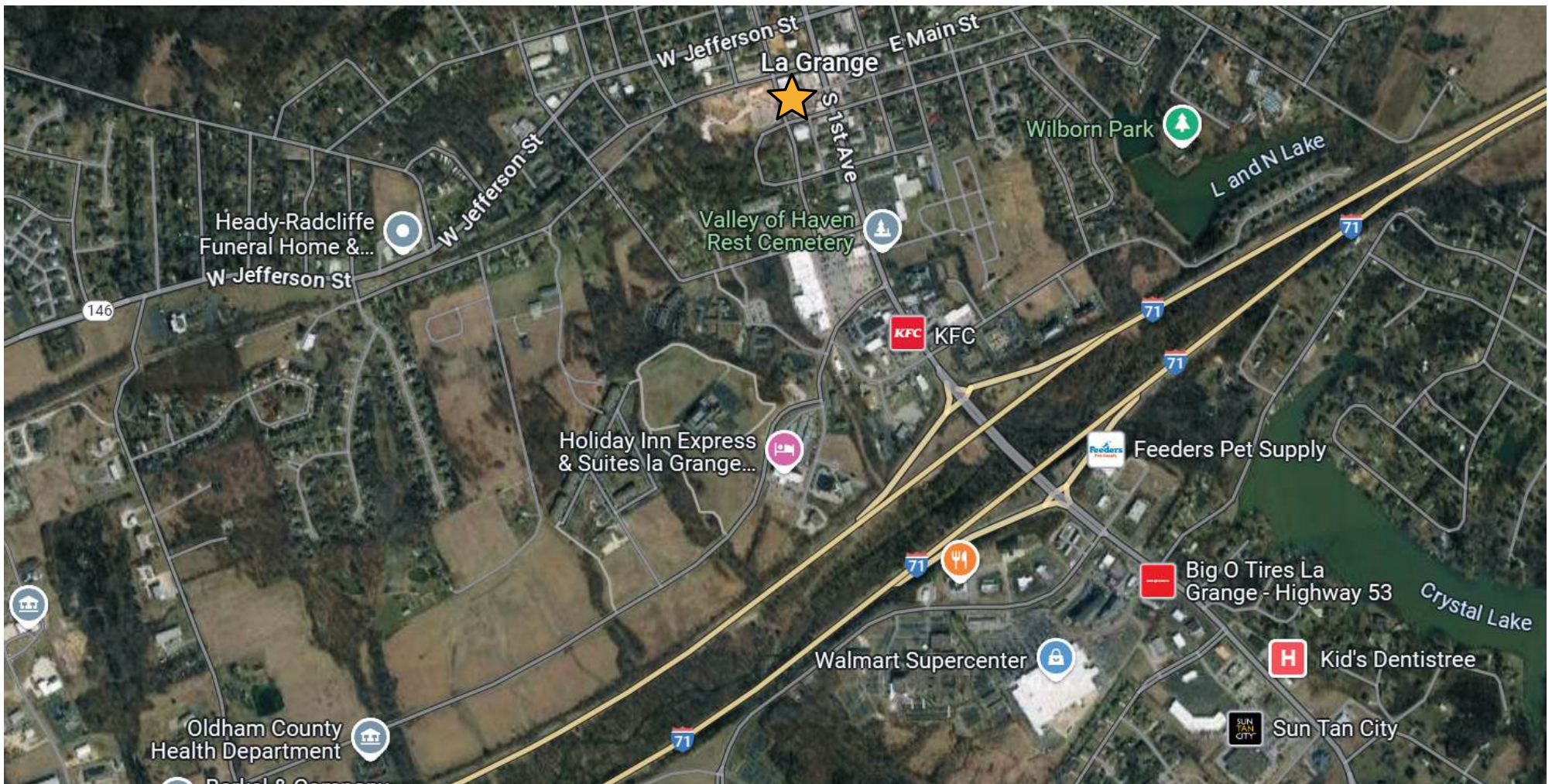


202 S 1st Avenue,
LaGrange, KY 40031

AVAILABLE FOR SALE

- 5,381 SF, zoned C-3
- The site has excellent frontage and visibility along 1st Avenue/Hwy 53 - just around the corner from downtown La Grange, KY
- Freestanding building with ample parking
- The office currently includes a large reception area, 23 office spaces, kitchen/break room, 4 restrooms

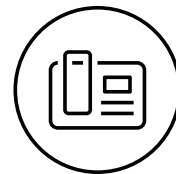




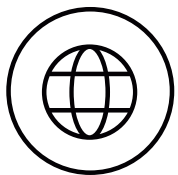
CONTACT US



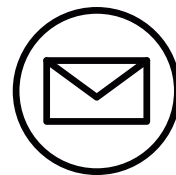
9911 Shelbyville Rd #100,
Louisville, KY 40223



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Office For Sale



Keller Williams Louisville East

9911 Shelbyville Rd. Ste. 100 Louisville, KY 40223 | 502-554-9500

202 S 1st Ave

202 S 1st Ave, La Grange, KY, 40031

Office: General For Sale



Listing Details | Office For Sale

Total Available Space	Unknown
Asking Price	For current price, call 502.609.3956
Listing Price Per SF	
Cap Rate (Actual)	-
Show Instructions	See notes
Vacant	No
Available Date	Now

Description

This is an incredible opportunity to own over 5000 sq ft of commercial office space on the main thoroughfare through LaGrange, KY. Located directly on 1st Ave/Hwy 53, this property is walking distance from Main St, minutes from I-71 and surrounded by a thriving business corridor in LaGrange, KY. LaGrange was founded in 1840 and is only a 30 min commute to Louisville, KY. Steady residential development over the past 10 years have made LaGrange, KY very attractive for businesses looking to take advantage of this rapidly developing Louisville suburb. The property currently offers a large lobby, smaller reception area, 19 parking spots, 23 separate office spaces, and 4 restrooms. Current KY transportation office data has the Annual Avg Daily Traffic count at 18,703 vehicles for this section of Hwy 53. Shown by appointment only. Please contact listing agent to schedule access.

Property Features

Location Details

Address	202 S 1st Ave, La Grange, KY, 40031	Parcels	46-L-4-15-1
County	Oldham	Name	202 S 1st Ave

Building Details

Sub Type	General
Building Status	Existing
Building Size	6,302 SF
Land Size	0.43 Acres / 18,651 SF
Number of Buildings	1
Number of Floors	1
Year Built	1989
Primary Constr. Type	Framed

Occupancy Type	Single Tenant
Building Class	C
Parking Spaces	19 Dedicated Spaces
Parking Ratio	-
Water	Yes
Sanitary Sewer	Yes
Natural Gas	Yes

Property Listings

Type	Condo	Space Use	Suite	Available Space	Available
For Sale	-	Office	-	-	For current price, call 502.609.3956 Now

Additional Photos



Measurements calculated using lidar laser technology deemed highly reliable although not guaranteed.









Contact



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Keller Williams Louisville East