



Colliers



Trophy Location Multifamily For Sale

14-Unit apartment opportunity available
in Cherokee Triangle.

Located in the historic Cherokee Triangle, this 14-unit property is a rare generational offering. Purpose-built as apartments—an uncommon feature in this submarket—it consists of fourteen 1BR/1BA units and is just steps from Louisville's most walkable corridors, with convenient access to shopping, dining, and services.

Accelerating success.

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Sale Price:

\$1,556,000

Stabilized 14-Unit Apartment Investment in Historic Cherokee Triangle

Held by the same ownership for decades, the property has benefited from consistent professional management. Units feature forced air heating and central air, with tenants responsible for gas and electric, helping to control operating expenses. Additional savings are achieved through a water and trash recapture program. While current unit conditions meet market demand, there is an opportunity for a new owner to implement upgrades and drive further rent growth. The property has been well maintained with no significant deferred maintenance, and a full electrical panel upgrade was completed in 2023.

Opportunities like this are rare, offering stable cash flow and long-term appreciation driven by strong underlying real estate fundamentals.

- 14 Units
- Unit Mix: 1 Bedroom / 1 Bathroom
- Mechanicals: Forced Air Furnace/Central AC
- Utilities: Separate gas/electric

Rental Comparables



2020 Midland Ave	2100 Baringer Ave	1308 Everett Ave
1 bed / 1 bath	1 bed / 1 bath	1 bed / 1 bath
Avg rent x/month	\$1,100+/month	\$1,010/month
575 SF	700 SF	700 SF
Cooling: Central Air, Heating: Forced Air. Tenant pays LG&E	Cooling: Central Air, Heating: Electric. Tenant pays LG&E	Cooling: Central Air, Heating: Forced Air. Tenant Pays LG&E

Rental Comparables



1204 Bardstown Rd

2124 Cherokee Pkwy

1049 Cherokee Rd

1 bed / 1 bath

1 bed / 1 bath

1 bed / 1 bath

\$900+/month

\$925/month

\$1,175/month

550 SF

675 SF

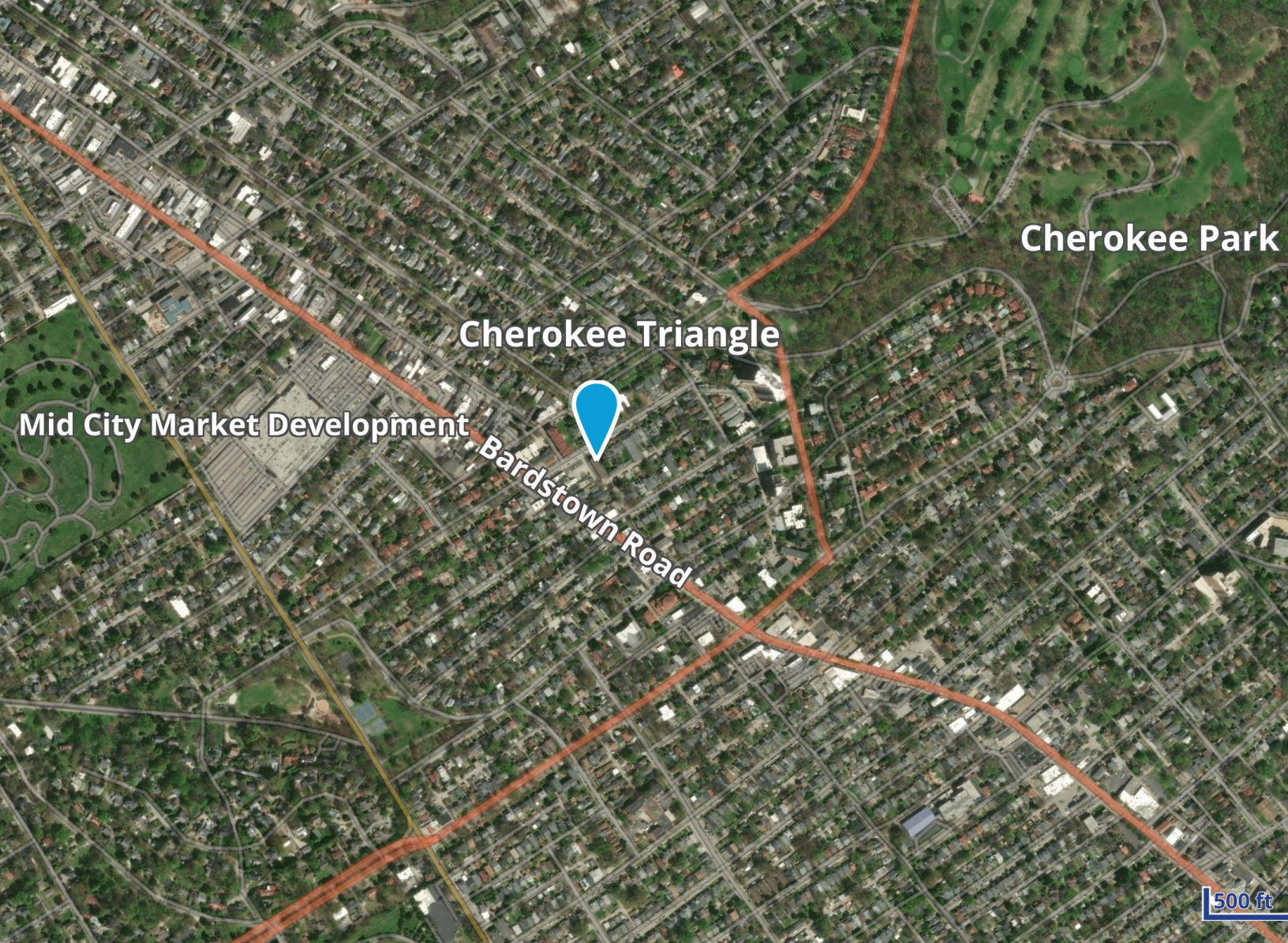
651 SF

Cooling: Central Air,
Heating: Electric;
Tenant pays LG&E

Tenant pays LG&E

Cooling: Air
Conditioner, Central
Air, Heating: Electric.
Tenant Pays LG&E





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