



FOR SALE

HIKES POINT MULTIFAMILY 34 UNITS

**3242/3245 & 3221-3235
ORCHARD MANOR CIRCLE**



- UNITS: 34 TOTAL
- UTILITIES: SEPARATE LG&E
- ALL NEW ROOFS SINCE 2022
- W/D HOOKUP IN MOST UNITS
- HIGH-DEMAND RENTAL AREA
- PRICE: \$3,850,000

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This 34 unit apartment opportunity is located in the heart of Hikes Point, one of Louisville's most stable, infill submarkets. It consists of two separate properties on the same street. The 3242/3245 Orchard Manor Circle property consists of two building with Twelve 2br/2ba units and Twelve 1br/1ba units. Just up the street, the 3221-3235 Orchard Manor Circle property has Ten 2br/1.5ba two-story townhomes also consisting of two buildings..



3242/3245 & 3221-3235 ORCHARD MANOR CIRCLE

Each property is separately metered for LG&E with tenants paying for this cost as well as a flat-fee water charge in addition to rent. The owner has steadily increased rents, and further upside remains for many units. The property enjoys professional management and has undergone many improvements over the past several years including new roofs on all buildings. These units are well-located near shopping and other amenities, and the submarket caters to a high demand for stable rental housing.

3242/3245 ORCHARD MANOR CIRCLE

12 - 1BR/1BA & 12 - 2BR/2BA
CENTRAL HEATING AND AC
SEPARATE LG&E
W/D HOOKUPS IN 2BR UNITS

3221-3235 ORCHARD MANOR CIRCLE

10 - 2BR/1.5BA TOWNHOMES
CENTRAL HEATING AND AC
SEPARATE LG&E
W/D HOOKUPS IN ALL UNITS

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**3242/3245 ORCHARD MANOR CIR
2BR/2B AND 1BR/1B UNITS**



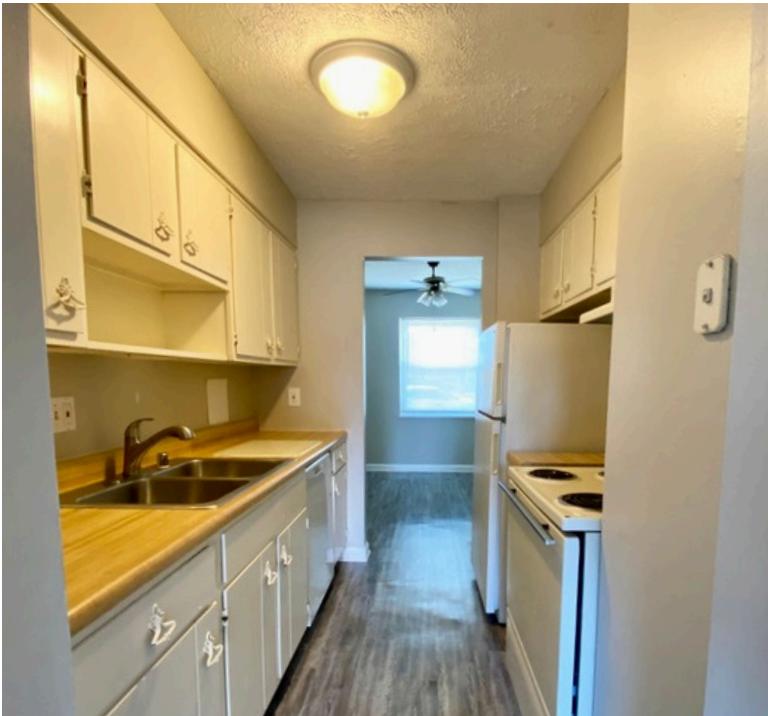
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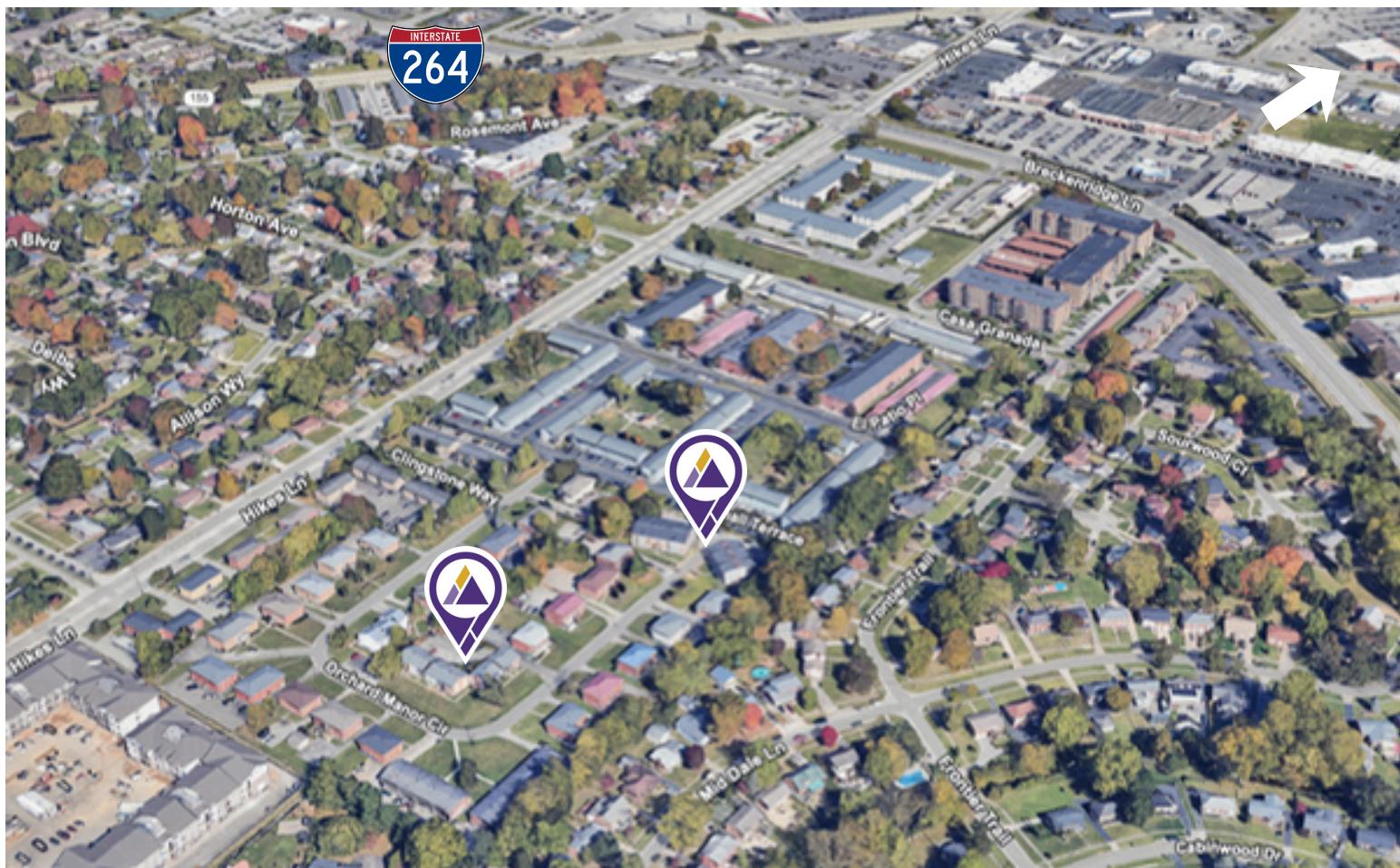


3221-3235 ORCHARD MANOR CIR TOWNHOMES





**3242/3245 & 3221-3235
ORCHARD MANOR CIRCLE**



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