

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PARKS & WEISBERG,
REALTORS®



COMMERCIAL ADVISORS™

Six Condo Units

12305 Westport Road, Louisville, KY 40245

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OFFERING MEMORANDUM

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FOR SALE

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Property Information

Section 1

OFFERING MEMORANDUM



VISUAL MEDIA

Property Description

Discover an exceptional office building/investment opportunity in the Louisville area. This property boasts 5 condo offices that have been combined into one, with the ability to be sold separately. Offering easy access to major business hubs and essential amenities. With its modern design and versatile layout, this property provides a functional space for office operations. Benefit from ample parking, state-of-the-art facilities, and a strategic location poised for business success. Elevate your investment portfolio with this office building, strategically positioned in the heart of Louisville's dynamic commercial landscape.

Property Highlights

- Prime location in Louisville
- Modern and versatile design
- Ample parking for tenants and visitors

Offering Summary

Sale Price: \$660,000

Building Size:

Demographics	0.25 Mile	0.5 Mile	1 Mile
Total Households	269	922	2,873
Total Population	722	2,516	8,265
Average HH Income	\$94,072	\$99,624	\$104,176

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Property Description

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Location Description

Position your office/investment strategically with this prime property in Louisville, Kentucky. The location offers close proximity to essential amenities and attractions. Enjoy seamless access to prominent business districts, dining, and green spaces. Additionally, the Ford plant is within reach, further enhancing the area's appeal. Just a stone's throw away, Tom Sawyer State Park provides a peaceful retreat for outdoor activities and relaxation. The Paddock Shops offer a diverse range of shopping and dining options. Embrace the opportunity to occupy/ invest in an office building in this dynamic location at the heart of Louisville.

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Complete Highlights

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Property Highlights

- Prime location in Louisville
- Modern and versatile design
- Ample parking for tenants and visitors
- Capability to demise into smaller units
- Strategic positioning for business success
- New flooring throughout
- New LED lighting throughout
- Furnace Ste 1-3, 18 months old
- Furnaces Ste 4&6 replaced 2022



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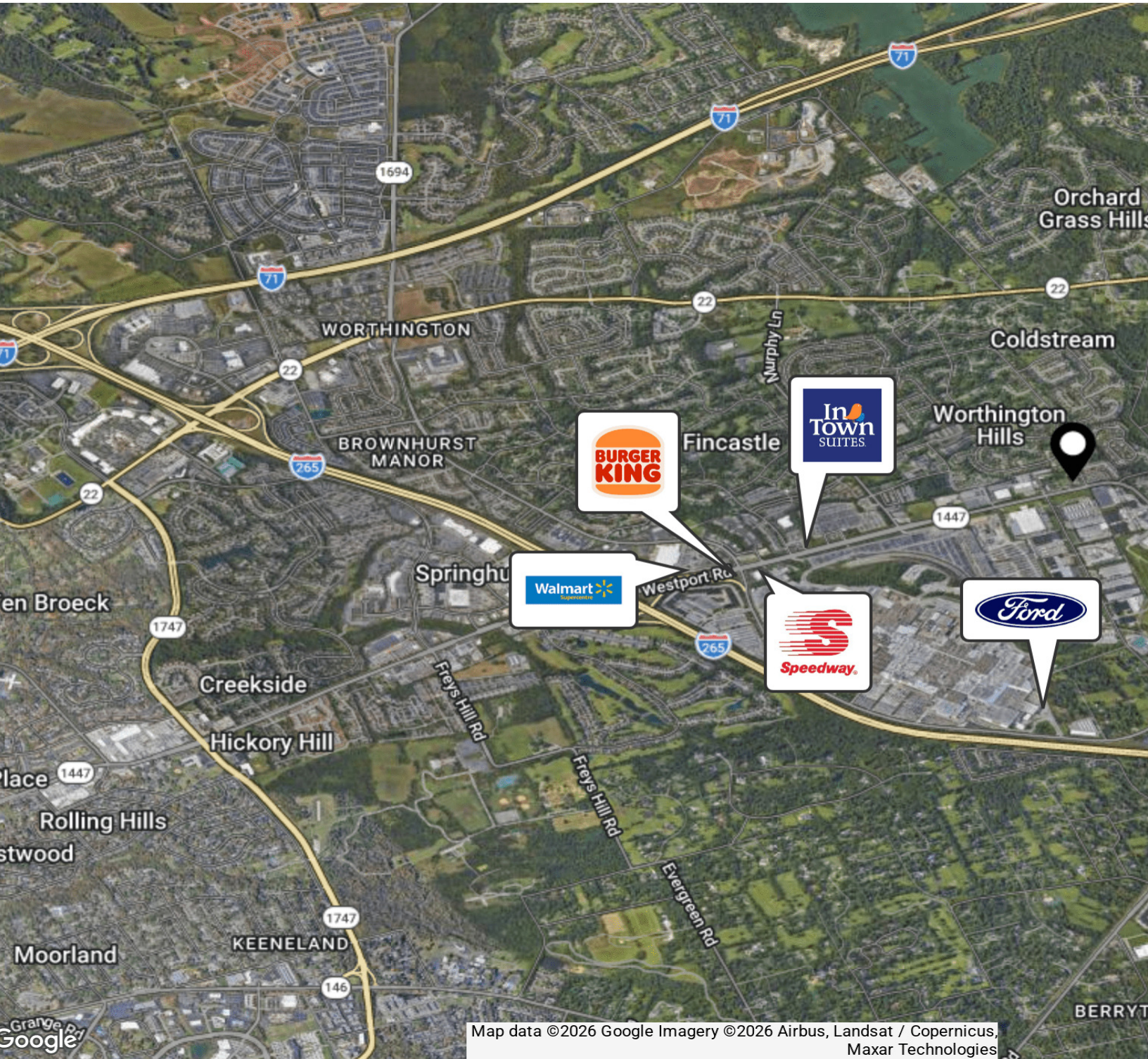
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Location Information

Section 2

Retailer Map

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Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

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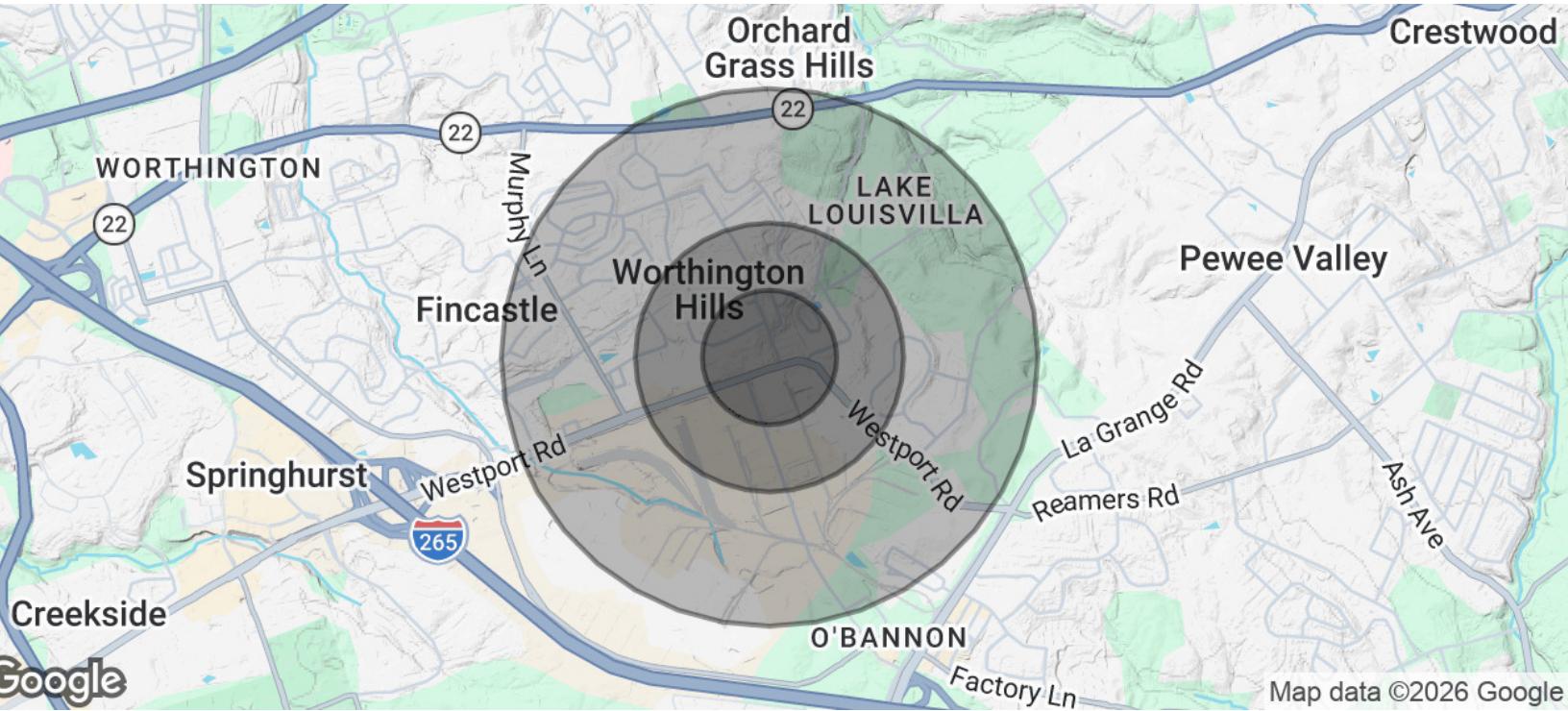
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Demographics

Section 3

Demographics Map & Report

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Population	0.25 Mile	0.5 Mile	1 Mile
Total Population	722	2,516	8,265
Average Age	32.9	33.7	34.3
Average Age (Male)	32.4	33	32.8
Average Age (Female)	33.5	34.7	35.3

Households & Income	0.25 Mile	0.5 Mile	1 Mile
Total Households	269	922	2,873
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$94,072	\$99,624	\$104,176
Average House Value	\$282,227	\$286,479	\$313,844

2023 American Community Survey (ACS)

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Advisor Bios

Section 4

Advisor Bio 1

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Advisor Bio 2

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