

FOR SALE

**CREATIVE
ASSET WITH
PRESENCE**

438 S 3RD STREET



438 S. 3rd Street is a 7,057 SF, three-story commercial building located in Louisville's Central Business District, offering a highly functional and flexible environment for owner-users or investors.

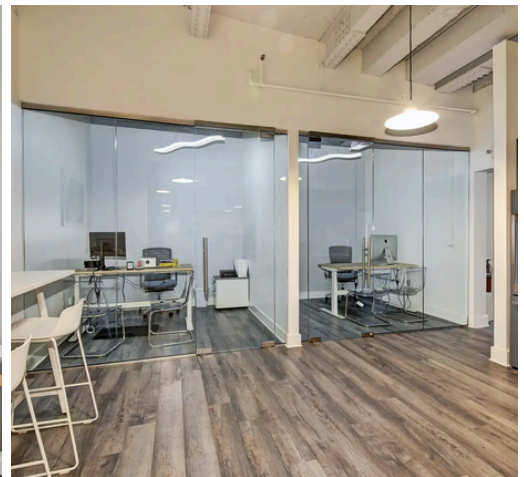
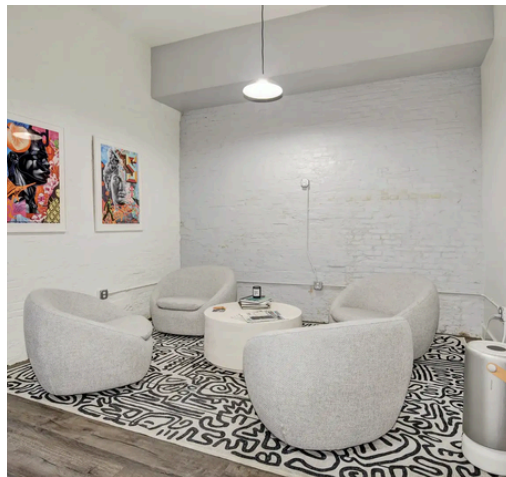
Strategically positioned adjacent to the Omni Hotel and near a planned \$12M entertainment development, the property benefits from immediate access to dining, hospitality, and structured parking next door. This offering represents a rare opportunity to acquire a downtown commercial asset with identity, flexibility, and proximity to Louisville's most active corridors.

INFORMATION

- **ZONING: C3**
- **FUNCTIONAL MIX OF OPEN AREAS, PRIVATE OFFICES, AND CONFERENCE SPACES**
- **OUTDOOR PATIO**
- **ADJACENT PARKING**
- **PRICE: \$1,446,000**

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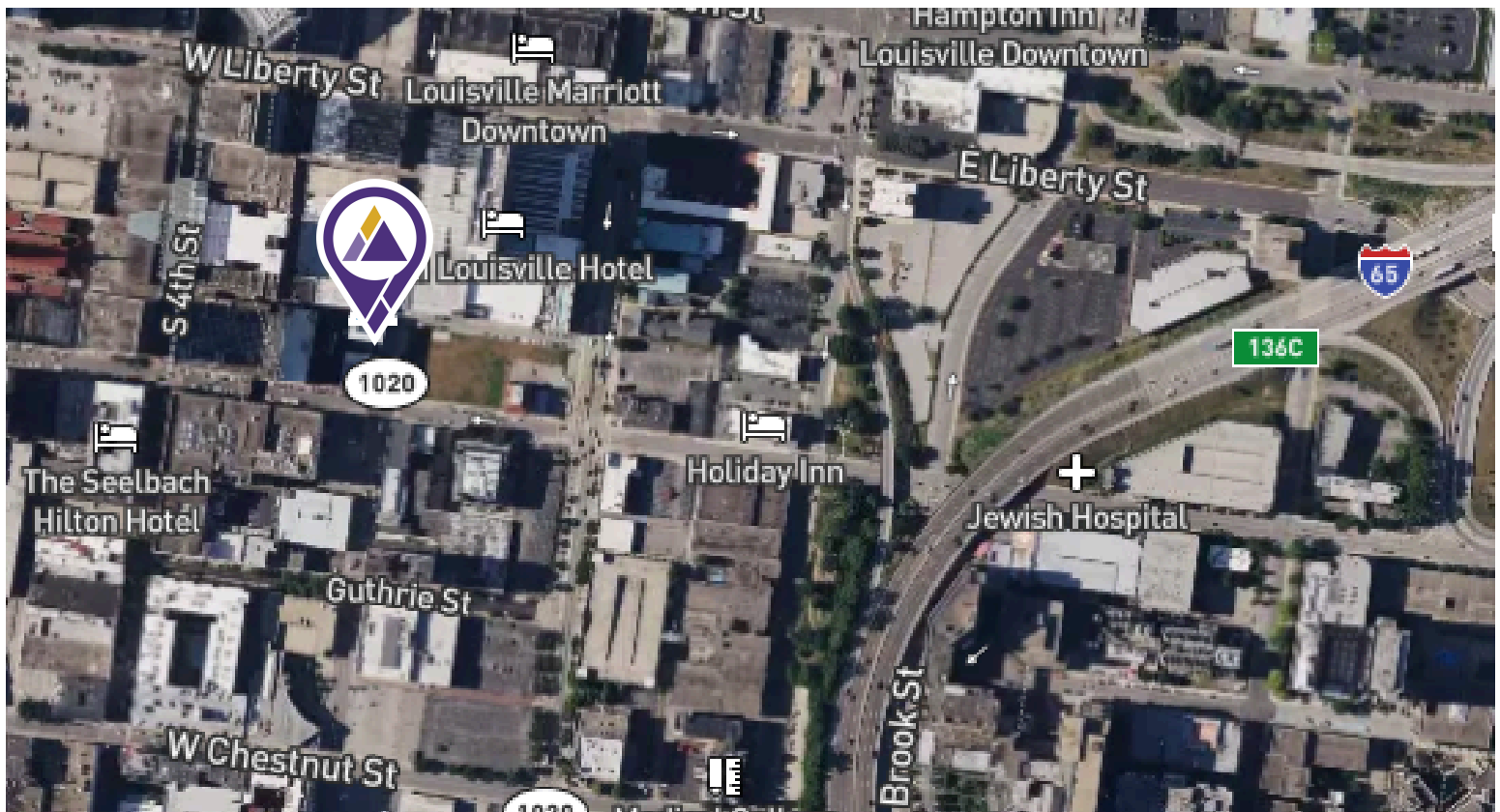
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