



Prime Commercial Property

501 BAXTER AVENUE, LOUISVILLE, KY

Constructed in 2006, this modern building is 100% occupied by 4 long-term tenants, offering immediate income potential.

Conveniently located on Baxter Avenue, it features off-street parking and prime visibility in one of Louisville's most sought-after areas.

UNIT DETAILS:

- **Suite #100: 1,167 sq. ft.**
 - Occupied–Cholowa Productions, *lease expires 6/30/27*
- **Suite #125: 2,713 sq. ft.**
 - Occupied–Turtle Tree Acupuncture, *lease expires 11/30/31*
- **Suite #200: 2,563 sq. ft.**
 - Occupied–Embroiderers Guild of America, *lease expires 10/31/29*
- **Suite #201: 2,107 sq. ft.**
 - Occupied–JQOL Global, *lease expires 10/31/28*

Total Square Footage: 9,236 sq ft

Leasable Square Footage: 8,550 sq ft

LISTING PRICE

\$1,550,000

see additional photos on back →



CONTACT INFORMATION: CHAD EVANS



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