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Historic Old Louisville Multifamily For Sale

1453 S 3rd Street | Louisville, KY

Conveniently located near the University of Louisville, the property offers a diverse unit mix designed to attract and retain a strong tenant base. Each unit is equipped with central air and features separate gas and electric metering, providing efficiency and convenience for both tenants and ownership. A spacious basement offers immediate value-add potential, with ample room for tenant storage or additional income opportunities.

This property presents an excellent opportunity for a newer investor seeking to build wealth through quality real estate, as well as for a seasoned owner looking to expand an existing portfolio. With strong occupancy and long-term appreciation potential in a prime infill location, this is a compelling investment in one of Louisville's most desirable historic neighborhoods.

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Colliers | Louisville

1757 Frankfort Ave | Suite 102

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Asking Price:
\$1,150,000

Investment Highlights

- Prime historic Old Louisville location near UofL
- 14 Units: Three 2BR/2BA; One 2BR/1BA; Six 1BR/1BA; Four studios
- Separately metered gas and electric
- On-site laundry, sprinkler system





Property Details



Investment Sale
Project Type



14 Units
Units



14,282 Sq Ft
Size



0.13 Acres
Parcel



1895
Year Built



Available
Status



\$1,250,000
Asking Price





Contact us:

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