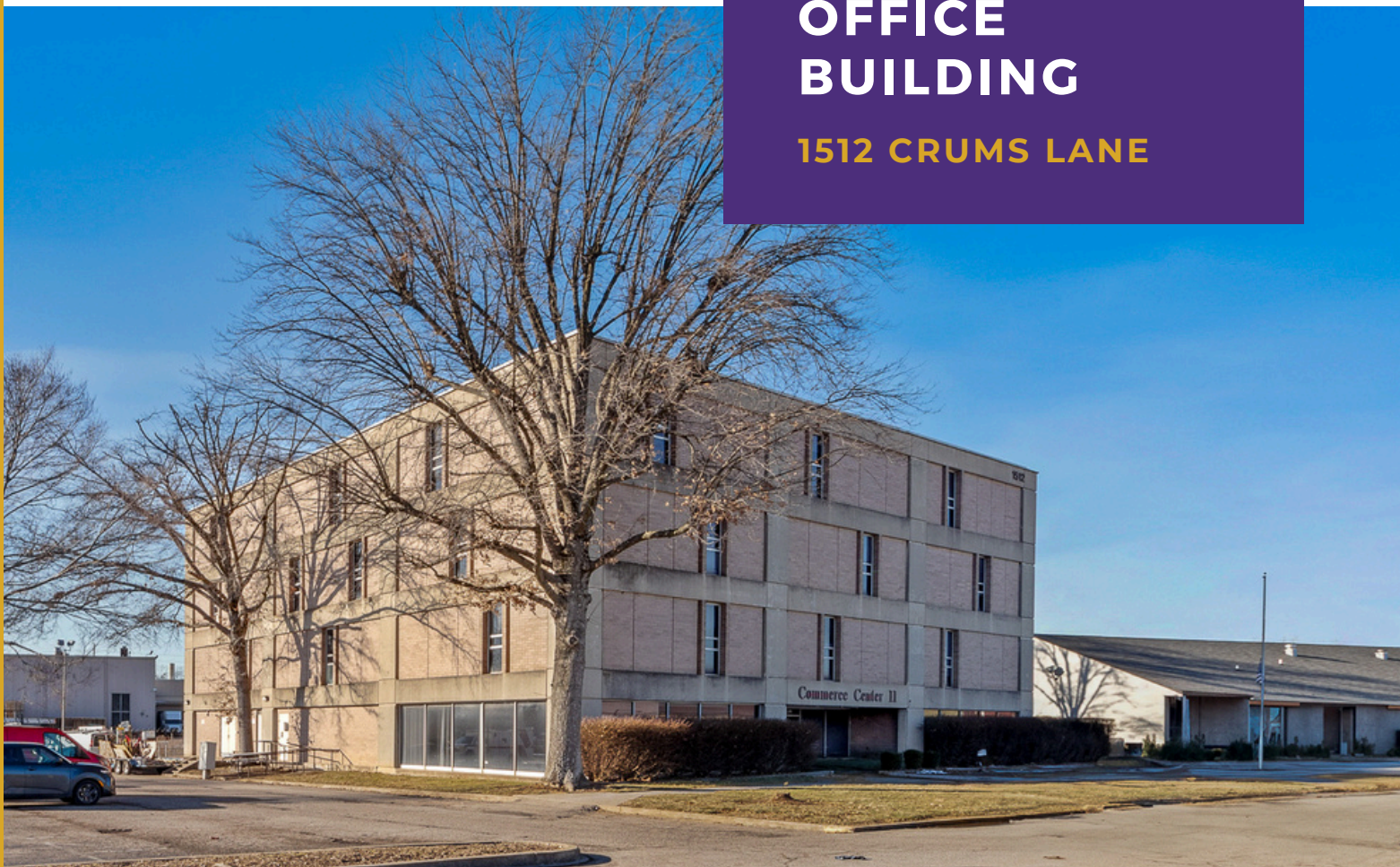


FOR SALE

**CENTRALLY
LOCATED
OFFICE
BUILDING**

1512 CRUMS LANE



This office property is located in a mature, central location in South Louisville. The four story building contains 39,000 + sf and sits on a large 1.94 acre parcel.

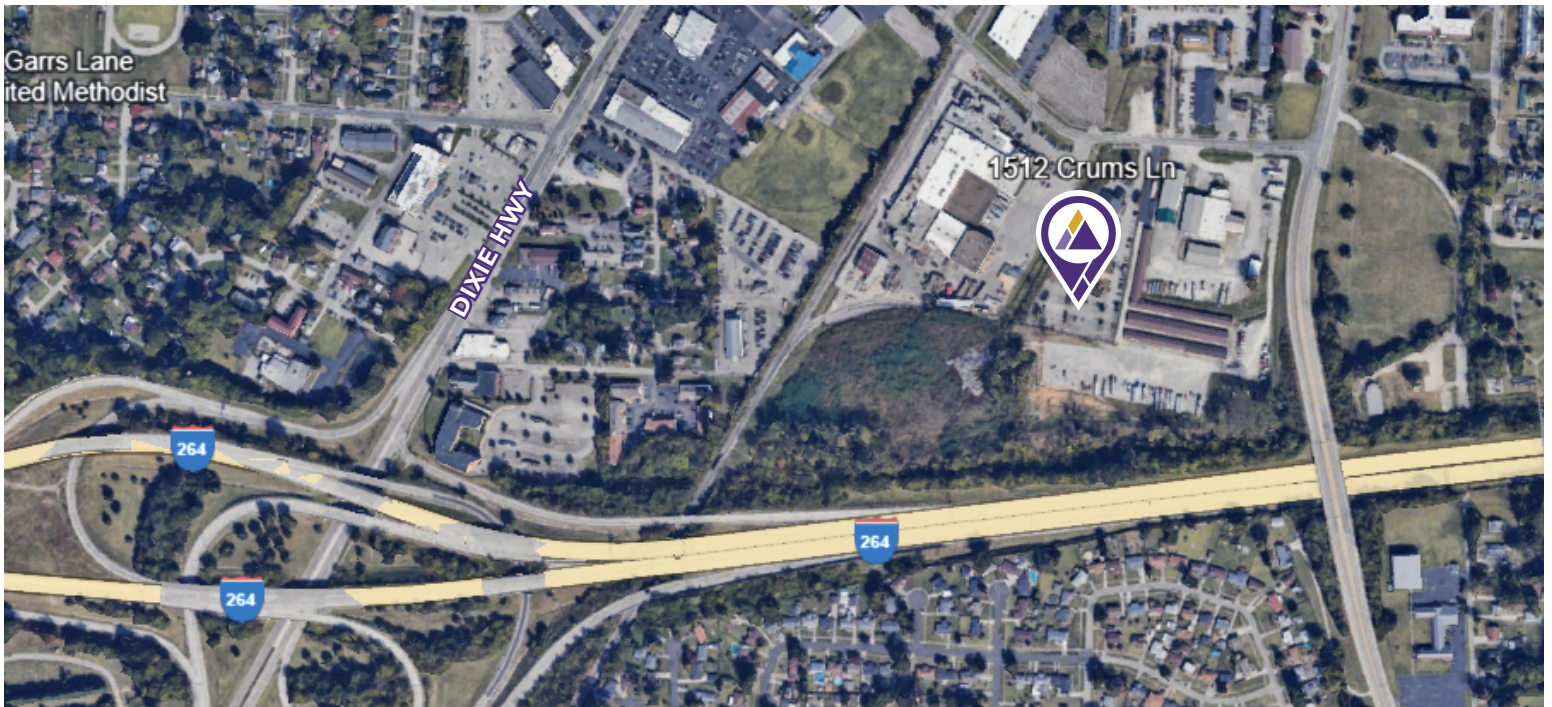
The opportunity is very well suited for an owner occupant who can occupy an entire floor and enjoy rental income from other tenants. It is a well suited location for medical users, as well as traditional office users seeking value in a convenient location.

Located in close proximity to the I-264 interchange, the property contains plenty of parking to support existing tenants. It is offered well below replacement cost with potential for increased value through further building enhancements.

INFORMATION

- ▶ **SIZE: 39,613 SF BUILDING / 1.94 ACRES**
- ▶ **YEAR BUILT: 1971/ REMODELED IN 2000'S**
- ▶ **ROOF: FLAT GRAVEL**
- ▶ **HVAC: PACKAGE ROOF-MOUNTED**
- ▶ **ELECTRIC: 3 PHASE**
- ▶ **ZONING: OTF**
- ▶ **OTHER- WET SPRINKLER SYSTEM; 2 ELEVATORS**
- ▶ **PRICE: \$2,300,000 (\$58 PSF)**





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