

ASKING PRICE \$3,900,000



310 & 324 EAST BROADWAY

LOUISVILLE, KY 40202

EVANS PROPERTY MANAGEMENT



310 EAST BROADWAY | LOUISVILLE, KY 40202



# PROPERTY INFORMATION

ASKING PRICE \$3,900,000  
CAP RATE 8.12%

**Address** 310 East Broadway  
Louisville, KY 40202

**Location** Located downtown  
Louisville off East Broadway

**Gross Lot SF** 36,496 gross sq ft  
29,682 leasable

**Property Type** office space

**Zoning** C3

**Taxed Year** 2024

**Assessed Year** 2024





# PROPERTY DESCRIPTION

ASKING PRICE \$3,900,000  
CAP RATE 8.12%

## 310 EAST BROADWAY

310 East Broadway is conveniently located in downtown Louisville directly across from Norton Hospitals with quick access to I-65 and the Highlands.

Investment opportunity to own two properties located downtown off East Broadway. 310 East Broadway is 100% occupied consisting of 12 total tenants.

Anchor tenants include Vitalskin, Have a Heart Foundation and Seven Counties.





# PROPERTY HIGHLIGHTS

ASKING PRICE \$3,900,000  
CAP RATE 8.12%

1

## PRIME LOCATION

Nestled in the heart of Louisville, 310 East Broadway ensures maximum visibility and accessibility for any business.

2

## CHARM & MODERN AMENITIES

Blending the architectural allure of Louisville's storied past with contemporary conveniences.

3

## SPACIOUS LAYOUT

Boasting expansive spaces, the property provides versatile floor plans suitable for a myriad of commercial uses.

4

## STATE-OF-THE-ART INFRASTRUCTURE

Featuring top-tier broadband connectivity, modern HVAC systems, and energy-efficient lighting, ensuring a conducive and comfortable environment for all.

5

## SECURE ON-SITE PARKING

Ease the commuting stress for staff and clients alike with ample on-site parking facilities, a true luxury in downtown settings.

6

## ROBUST SECURITY SYSTEMS

Equipped with advanced CCTV surveillance and biometric access controls, the property ensures a safe and secure environment around the clock.



# PROPERTY UPGRADES

ASKING PRICE \$3,900,000  
CAP RATE 8.12%

- New cooling tower in 2015
- replaced approximately 20 of 32 water source heat pumps since 2017
- All windows upgraded except the historical windows
- Renovated common areas in 2015
- New front doors in 2015
- Key fob system
- Security cameras



324 EAST BROADWAY | LOUISVILLE, KY 40202



# PROPERTY INFORMATION

ASKING PRICE \$3,900,000  
CAP RATE 8.12%

**Address** 324 East Broadway  
Louisville, KY 40202

**Location** Located downtown  
Louisville off East Broadway

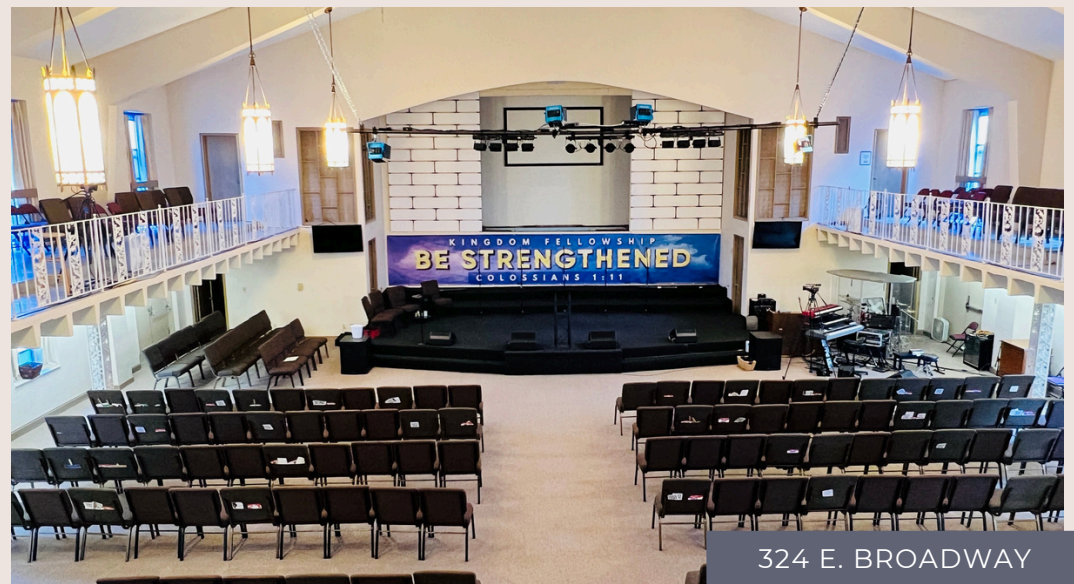
**Gross Lot SF** 12,000 gross sq ft

**Property Type** retail  
special use

**Zoning** C3

**Taxed Year** 2024

**Assessed Year** 2024





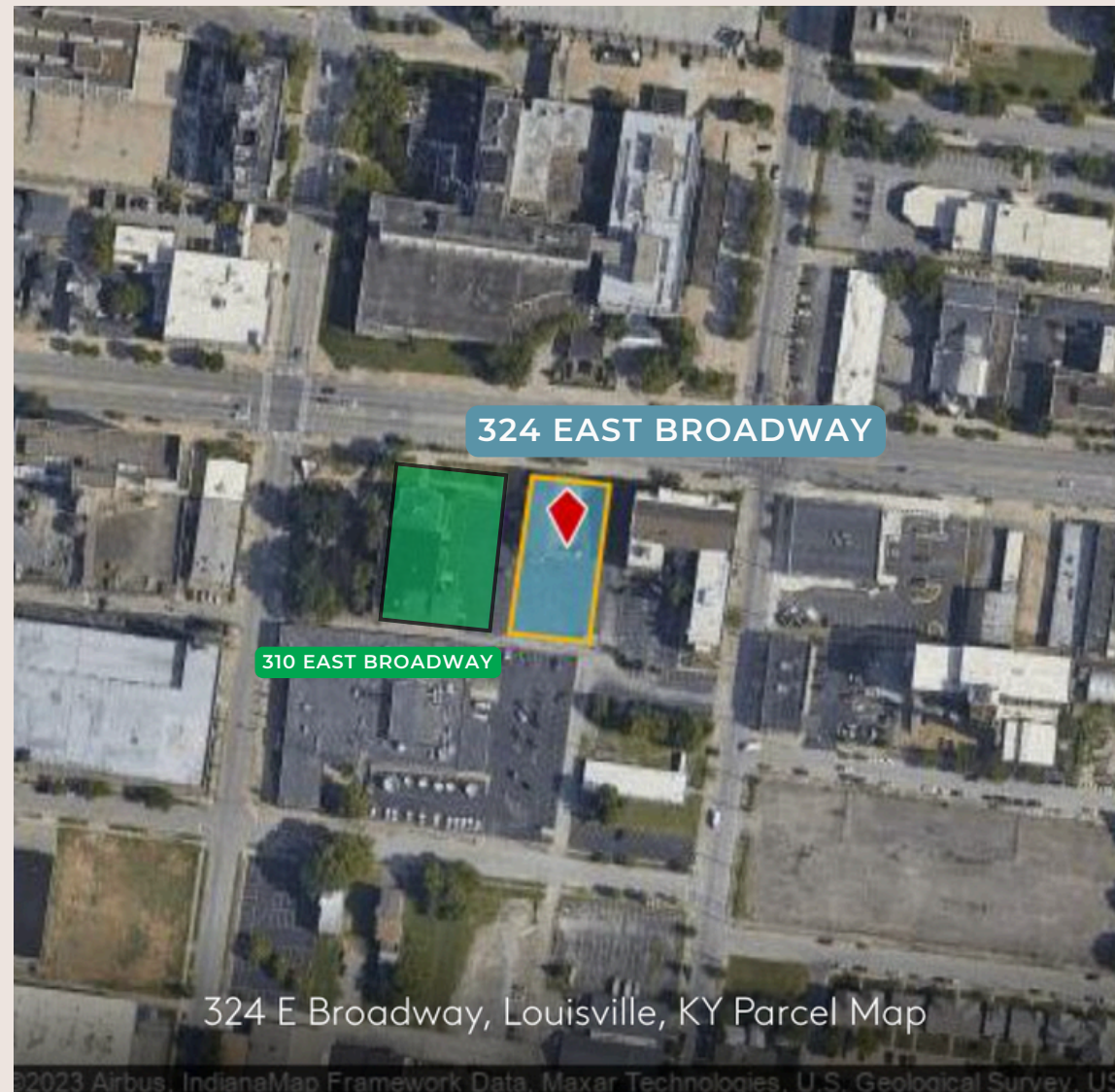
# PROPERTY DESCRIPTION

ASKING PRICE \$3,900,000  
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## 324 EAST BROADWAY

The 324 East Broadway Church building is located on East Broadway between Preston Street and Floyd Street across from Norton Healthcare Pavilion. This property consists of approximately 12,000 square feet between two floors. Its primary use is a Church.

324 East Broadway is fully occupied by the Kingdom Fellowship Christian Church.



324 E Broadway, Louisville, KY Parcel Map



# PROPERTY HIGHLIGHTS

ASKING PRICE \$3,900,000  
CAP RATE 8.12%

1

## PRIME LOCATION

Situated in the heart of Louisville's vibrant downtown district, this property offers unparalleled access to restaurants, entertainment, and cultural attractions.

2

## HISTORIC CHARM

Appreciate the historic charm of this beautifully preserved building, with its intricate architectural details, including ornate facades and decorative moldings.

3

## VERSATILE COMMERCIAL SPACE

Boasting expansive, open-concept interiors, this property provides a versatile canvas for businesses of all types.

4

## HIGH CEILINGS

Soaring ceilings not only create a sense of spaciousness but also allow for creative interior design options, making this space truly one-of-a-kind.

5

## PROXIMITY TO MAJOR HIGHWAYS

Conveniently located near major highways and transportation hubs, including I-64 and I-65, this property is easily accessible for all.

6

## RENOVATED INTERIORS

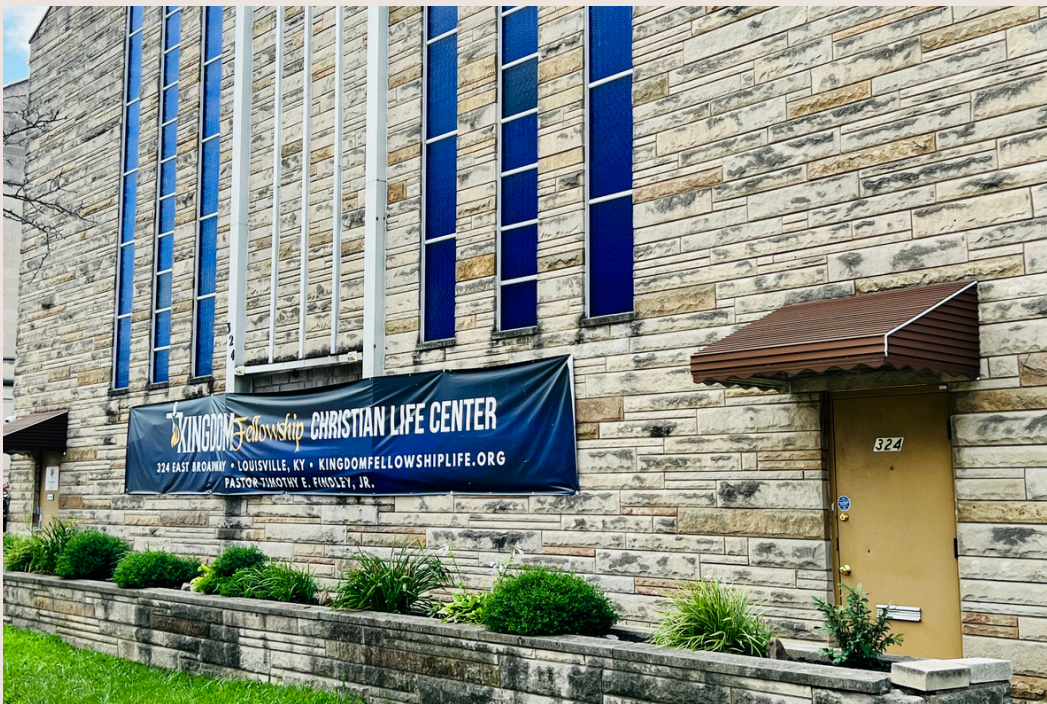
Enjoy modern amenities and comfort in a historic setting. The interiors have been tastefully renovated to meet contemporary standards while preserving the building's character.



# PROPERTY UPGRADES

ASKING PRICE \$3,900,000  
CAP RATE 8.12%

- HVAC replaced in 2017
- Roof replacement in 2019
- Replaced metal railings in 2021





# LOCATION MAP

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## SURROUNDING POINTS OF INTEREST

Restaurants

Bars & Cafes

Transportation

Retail

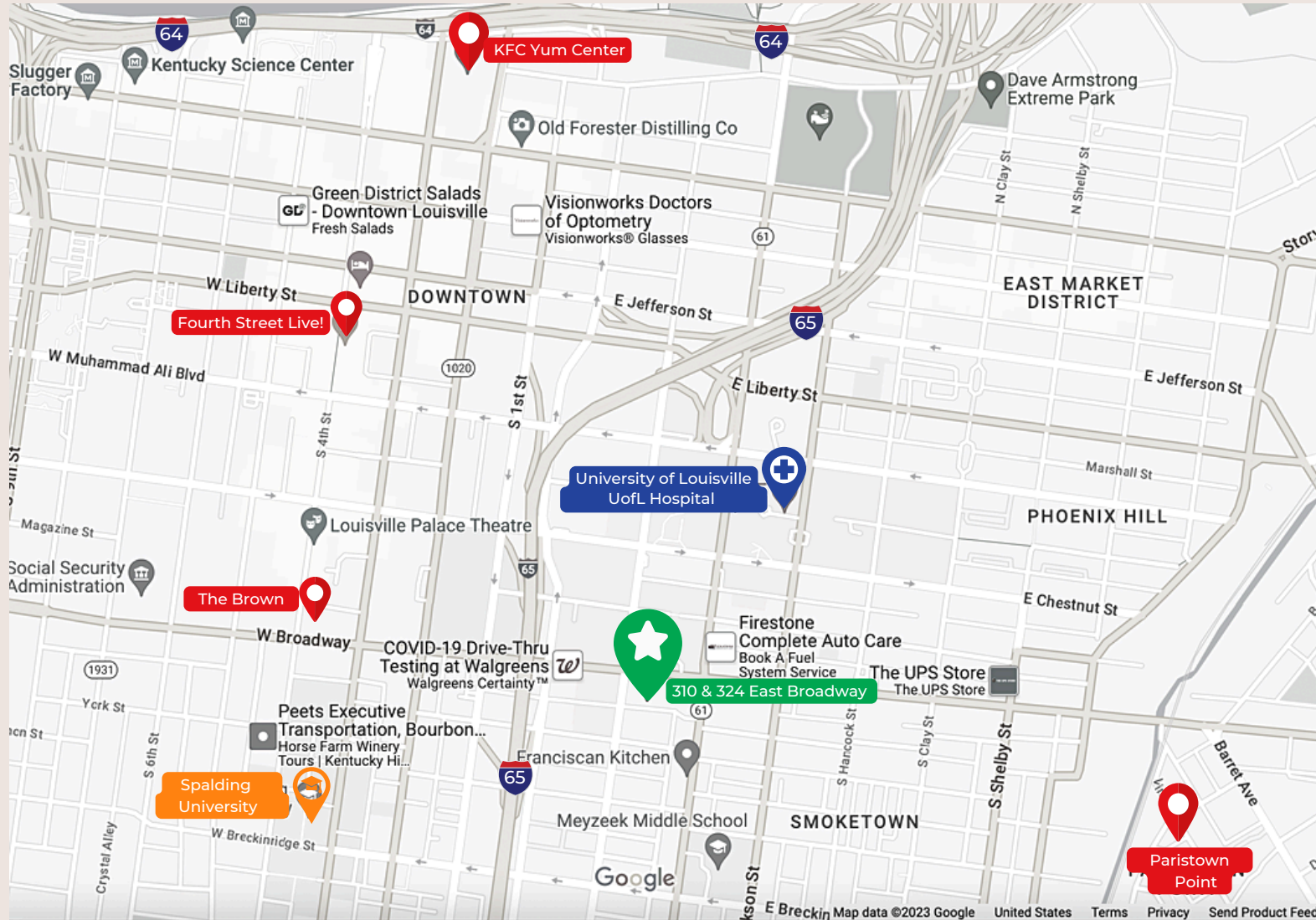
Parks & Recs

Developments

Residential

Hospitals

Thoroughfare





# INCOME AND EXPENSES

	2020	2021	2022	2023	2024
<b>Income</b>	<b>531,277.00</b>	<b>491,722.00</b>	<b>567,625.00</b>	<b>523,618.04</b>	<b>590,464.99</b>
<b>Expenses</b>					
General	3,095.00	4,065.00	3,690.00	5,280.75	4,030.00
Utilities	64,885.00	63,697.00	67,392.00	71,418.01	73,467.76
Insurance	17,600.00	20,897.00	22,947.00	22,812.63	24,481.95
Property Tax	26,095.00	27,525.00	25,826.00	30,760.26	29,430.84
Maintenance	146,815.00	168,874.00	156,584.00	136,817.74	160,606.36
<b>Net Operating Income</b>	<b>272,787.00</b>	<b>206,664.00</b>	<b>291,186.00</b>	<b>256,528.65</b>	<b>298,448.11</b>



CONTACT US  
EVANS PROPERTY MANAGEMENT

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