



108-112 N MAIN STREET VERSAILLES, KY 40383

Listed at \$725,000

Located in the Downtown Versailles Historic District, the former "Woodford Hotel" now offers a combination of multi-family and retail. The building was constructed in 1881 and was the first building in Versailles created expressly for a hotel.

FEATURES

- ✓ +/- 14,298 SF
- ✓ Year built: 1881
- ✓ Zoned: B-2
- ✓ Eight 1-Bedroom Apartments
- ✓ Four Retail Tenants
- ✓ Price/SF: \$50.71



PROPERTY OVERVIEW

True Line Real Estate is pleased to present a +/- 14,298 SF mixed-use building located in downtown Versailles, KY. Situated on Main Street in the Versailles Historic District, surrounding buildings include the Woodford County Court House, Woodford Public Library, Community Trust Bank, retailers, restaurants and office space.

Built in 1881 as the "Woodford Hotel", the building now consists of retail space & small offices on the first floor and four 1-bedroom apartments on the second and third floors. Tenants include Thrivent Financial, Moxie Style Studio, and Farris's Salon. Located 1.1 miles away from the main commercial corridor.



VALUE-ADD OPPORTUNITY

Though the building is 100% leased, the majority of tenants are paying below market rent. All tenants except one are on short term leases. This property allows for a great opportunity to increase NOI with minimal effort.

	1-MILE	3-MILE	5-MILE
Population	8,776	17,703	20,965
Average HH Income	\$71,490	\$79,399	\$84,312
Total Households	3,639	6,850	8,135
Median Age	39.1	40.1	42

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