



242 Beech Creek Rd.

FOR SALE

Beechmont, KY 42323

Industrial/Commercial Property

This Industrial/Commercial property is located on 6.123 acres. There are two insulated metal buildings (approximately 70'x76' and 60'x68' with 30'x42' addition - totaling over 10,600 square feet) both having overhead doors and 3-phase power. One of the buildings has a newly installed clean burn furnace (multi-fuel) and a service pit. There is also a 20'x95' shed. The previous use of the property was truck parts salvage. Many of the parts are in the process of being removed. Because of the general design of the buildings and property it would have multiple possibilities for use.

The property also has current income from three residential units, one is approximately 24'x36' structure, the other two are manufactured home. Each of these units are currently rented for \$500 per month.

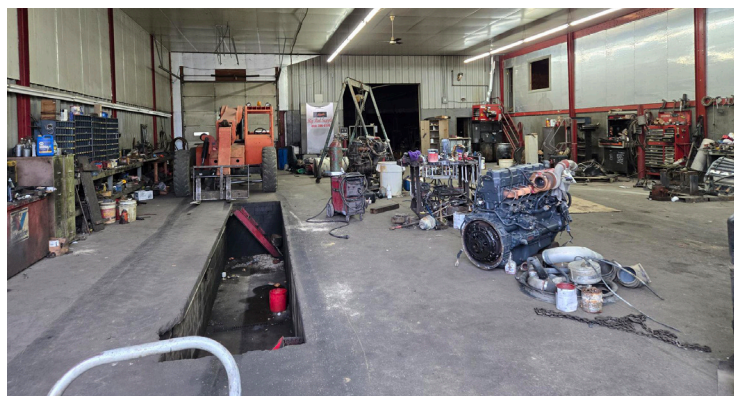
AGENTS NOTE:

This is a great opportunity to purchase an Industrial/ Commercial property that has multiple use capabilities. Finding over 10,000 square feet of usable shop space is rare. Feel free to call me to discuss this property.



\$350,000

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AUCTION & REALTY.