FOR SALE

OFFICE BUILDING

15,210 SF

2858-2862 Frankfort Avenue

LOUISVILLE, KY 40206

CUSHMAN & WAKEFIELD
Commercial Kentucky

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EXECUTIVE SUMMARY

Cushman & Wakefield | Commercial Kentucky is pleased to offer for sale 2858-2862 Frankfort Avenue, a 15,210 square foot office property in Louisville, Kentucky. The office building offers an exceptional opportunity as an owner/occupied office or mixed-use property.

The property is located along Frankfort Avenue in the eclectic Crescent Hill neighborhood of Jefferson County. The property is centrally located in Louisville and offers quick, convenient access to interstates I-64 and I-71.

Listing Price	$2,900,000
Square Feet	15,210 ±
Acres	0.34
Parking Spaces	20

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PROPERTY DESCRIPTION

The building measures 15,210 square feet on 2 full floors. Inclusive of that square footage is a 2,510 square feet mezzanine on the second floor. The building also has a small basement space consisting of approximately 580 square feet.

Built in 1926, the exterior is a brick veneer façade over a poured concrete slab. The building was divided into two separate condominiums until 2022. The property has since been reassembled, renovated and occupied by the sole owner. Double pane glass windows are abundant on the 2nd floor and are also located around the building. The main entrance faces north on Frankfort Avenue. There is a second entrance on the backside of the building that extends to the onsite surface parking area. On the 1st and 2nd floors, improvements include flexible, open office space with private offices and meeting/lounge areas spaced throughout. The ceiling heights are exceptional ranging from 9 feet to 22 feet.

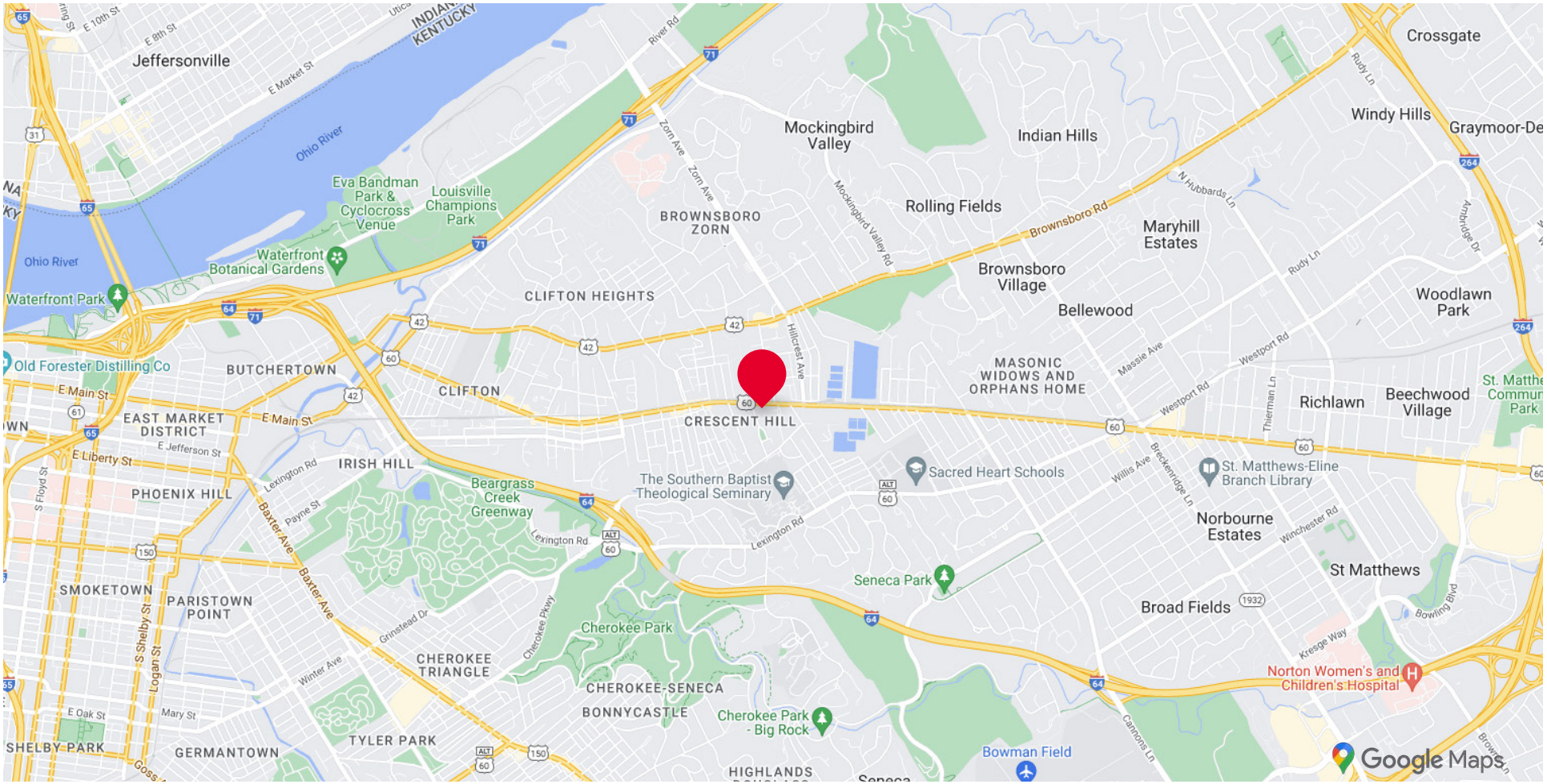
The HVAC system consists of 9 units serving the building; four of which were brand new in 2022. The roof is a flat structure with membrane covering. The building is fully sprinkled with a wet system which was replaced (in 2862 Frankfort Ave) in 2023. Cosmetic renovations were completed in 2023, inclusive but not limited to new LVP and VCT flooring, wood paneled ceilings, pendant and strip LED fixtures and the addition of two (2) restrooms with three (3) fixtures each to total six (6) restrooms with twenty (20) fixtures in the building.

Although used by a single occupant, the building has had different uses and has been used by multiple occupants/ tenants simultaneously.

LOCATION

The office building is located on Frankfort Avenue, providing good visibility. The building is in the heart of the Crescent Hill neighborhood nearby restaurants, shopping and services for occupants of the building.

The building is exceptionally well located on Frankfort Avenue, crucial traffic artery connecting downtown and the suburbs, with nearby access to I-64 and I-71.



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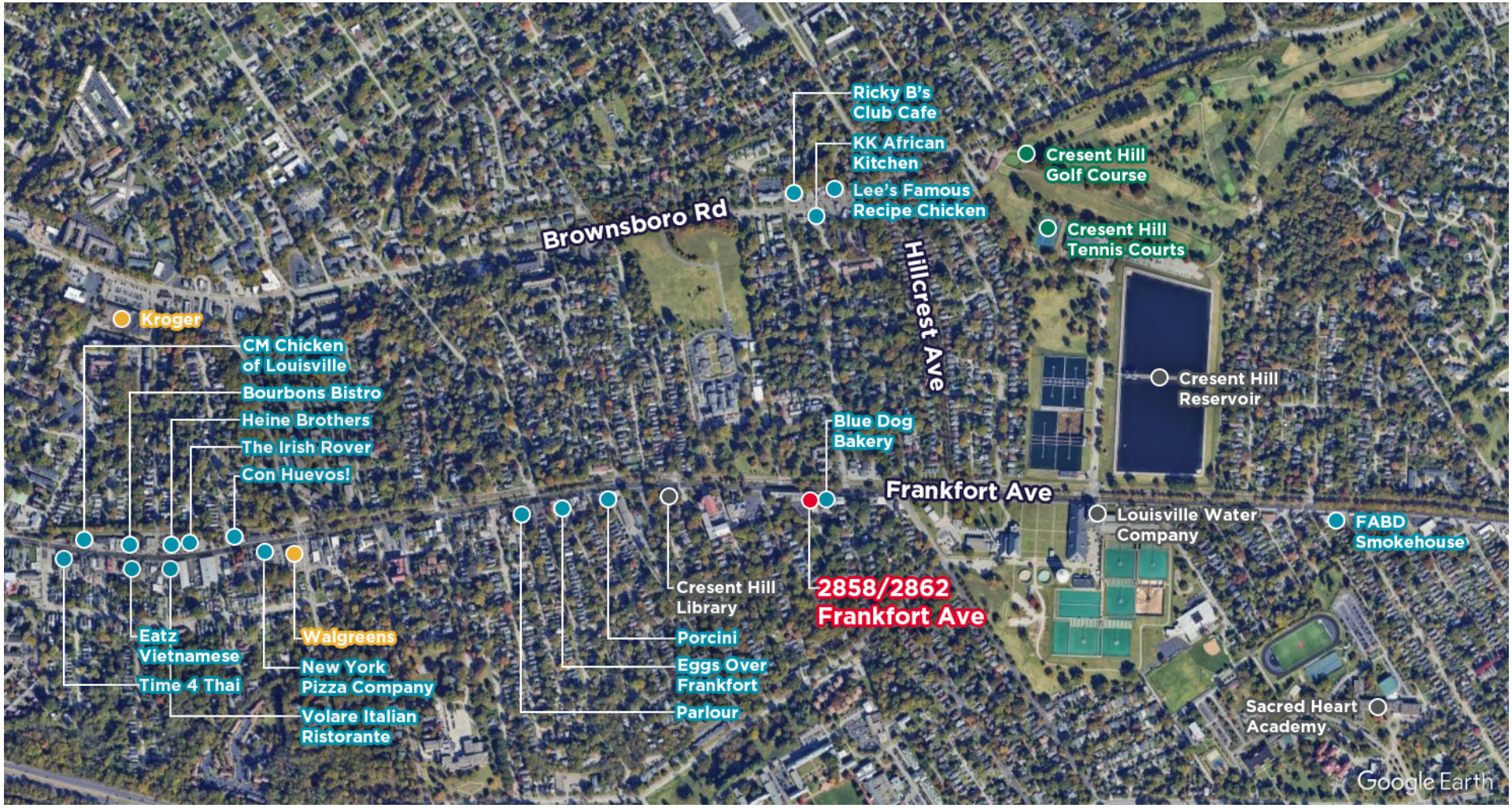
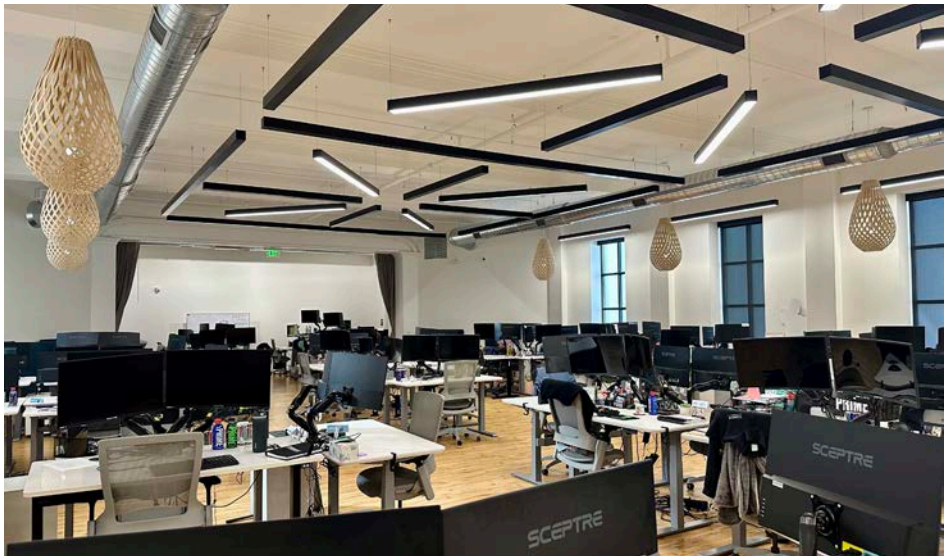
LOCATION


Ricky B's Club Cafe
KK African Kitchen
Lee's Famous Recipe Chicken
Brownsboro Rd
Cresent Hill Golf Course
Cresent Hill Tennis Courts
Hillcrest Ave
Kroger
CM Chicken of Louisville
Bourbons Bistro
Heine Brothers
The Irish Rover
Con Huevos!
Cresent Hill Reservoir
Blue Dog Bakery
Frankfort Ave
Louisville Water Company
FABD Smokehouse
Cresent Hill Library
2858/2862 Frankfort Ave
Porcini
Eggs Over Frankfort
Parlour
Walgreens
Eatz Vietnamese
New York Pizza Company
Time 4 Thai
Volare Italian Ristorante
Sacred Heart Academy
Google Earth

PHOTOS



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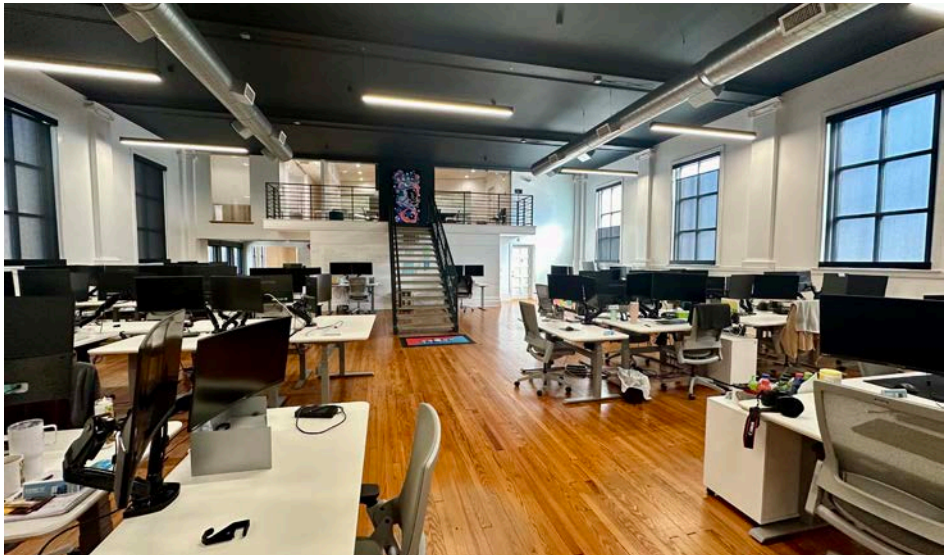
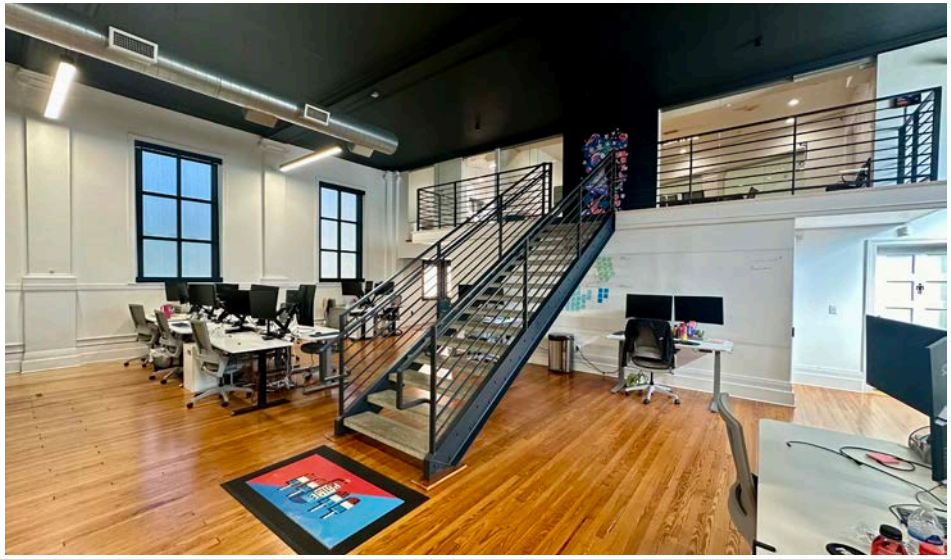
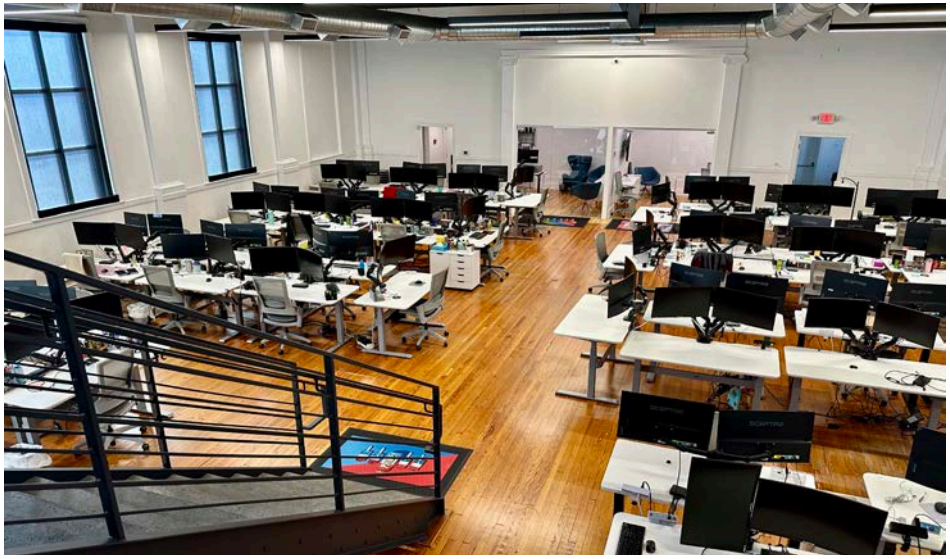
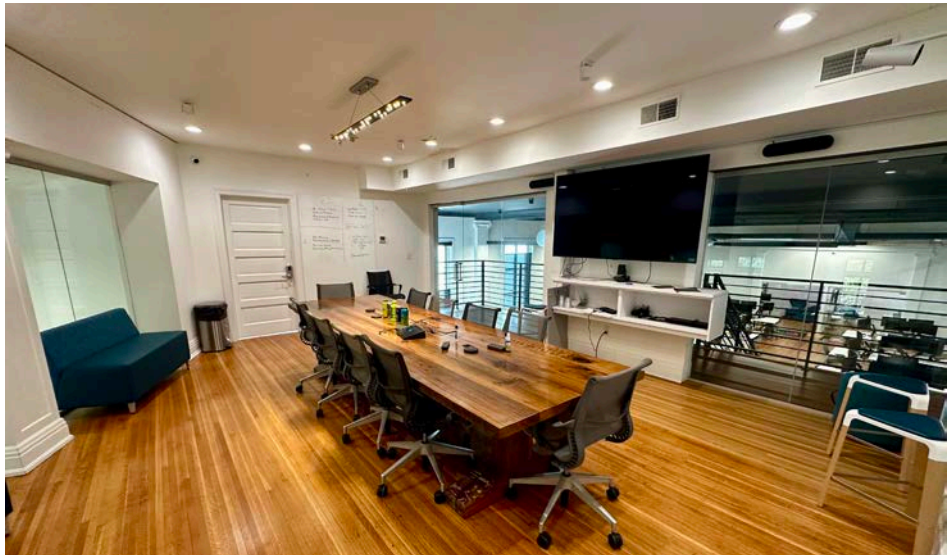
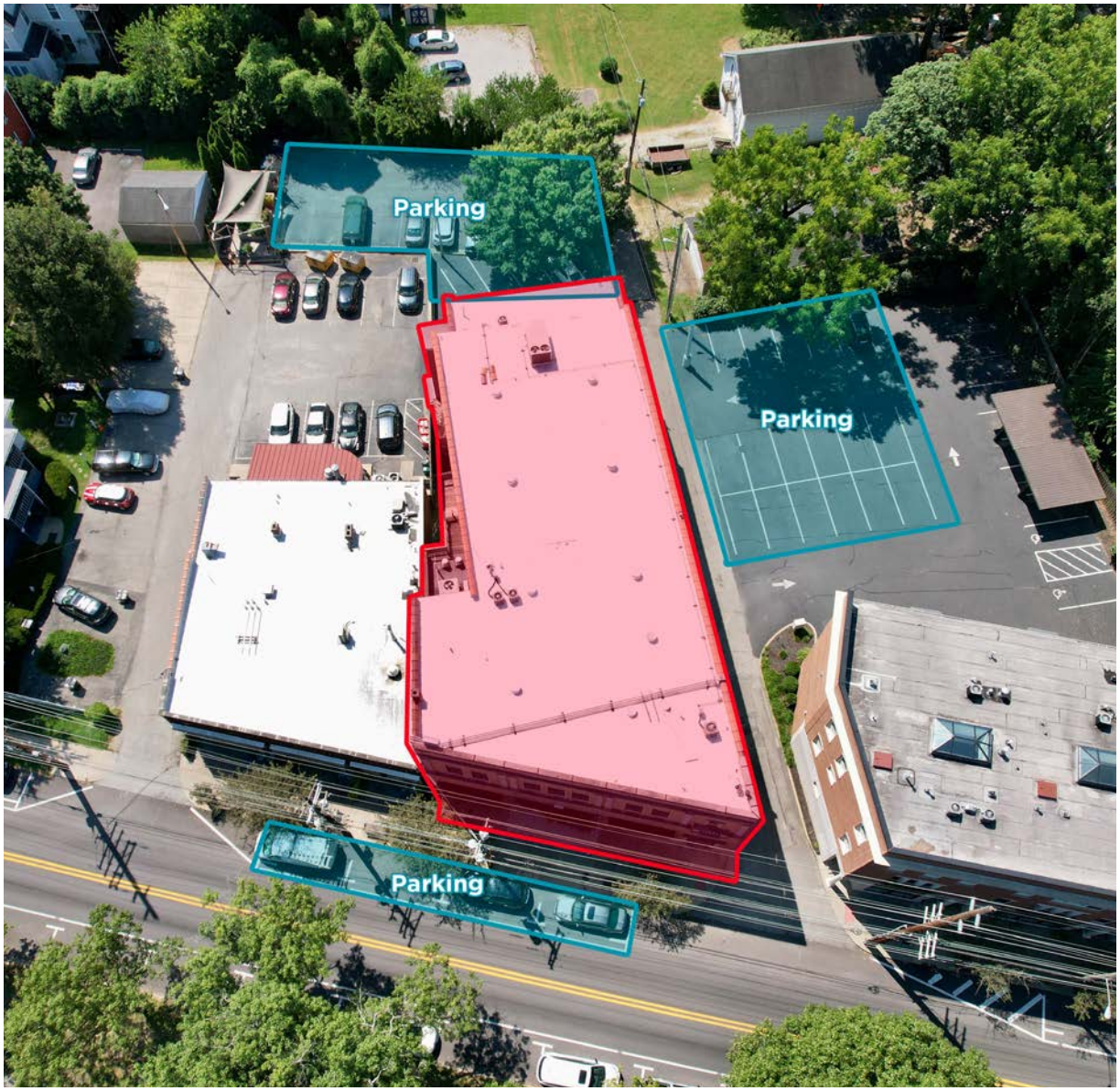






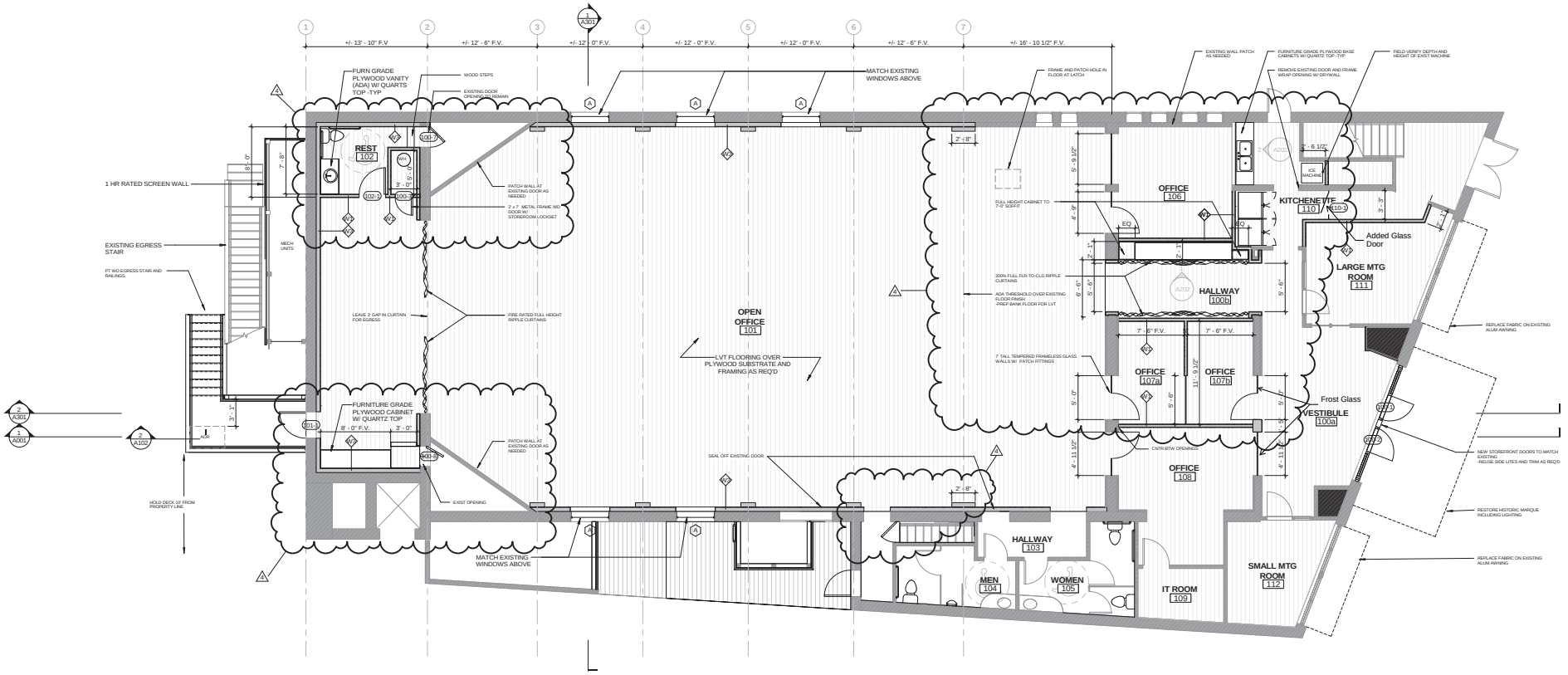


SALIENT FACTS



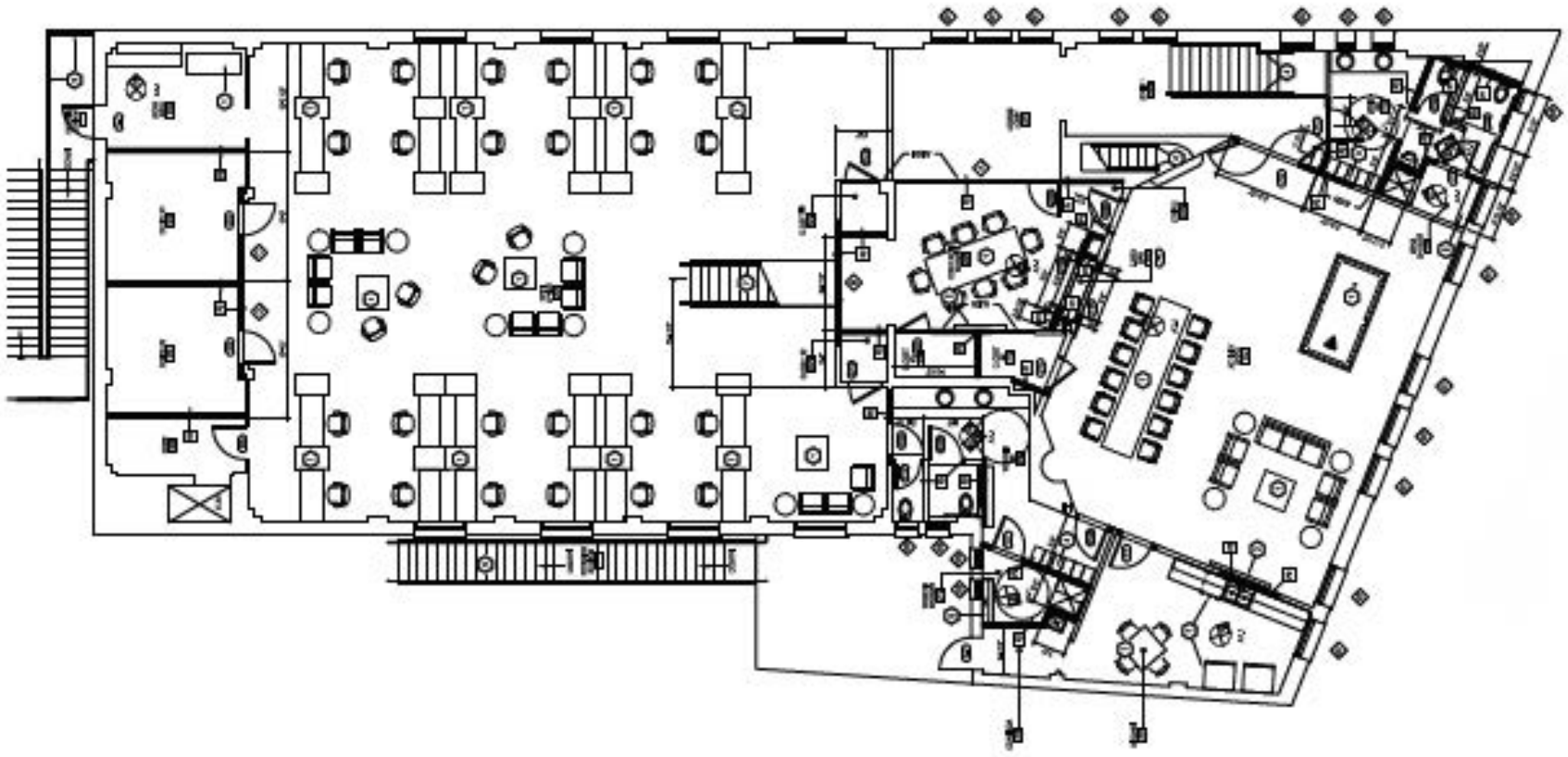
Parcel ID	071V000B0015 | 071G00290000
Address	2858/2862 Frankfort Avenue
Municipality	Louisville
State	KY
Zip Code	40206
County	Jefferson
Land Area	0.336 acres
Shape	Rectangular
Frontage	~68 ft on Frankfort Avenue
Building Area	There is a total of 15,210 square feet. Floorplates are approximately +/-7,000 SF
# of Stories	2 stories of office above grade with a 2nd floor mezzanine space and a 580 SF basement.
Year Built	1926
Parking Count	Surface parking behind the building includes 20 spaces. There are 4 street parking spaces in front of the building along Frankfort Avenue.
Zoning	C-1 – Neighborhood Commercial

FLOOR PLANS



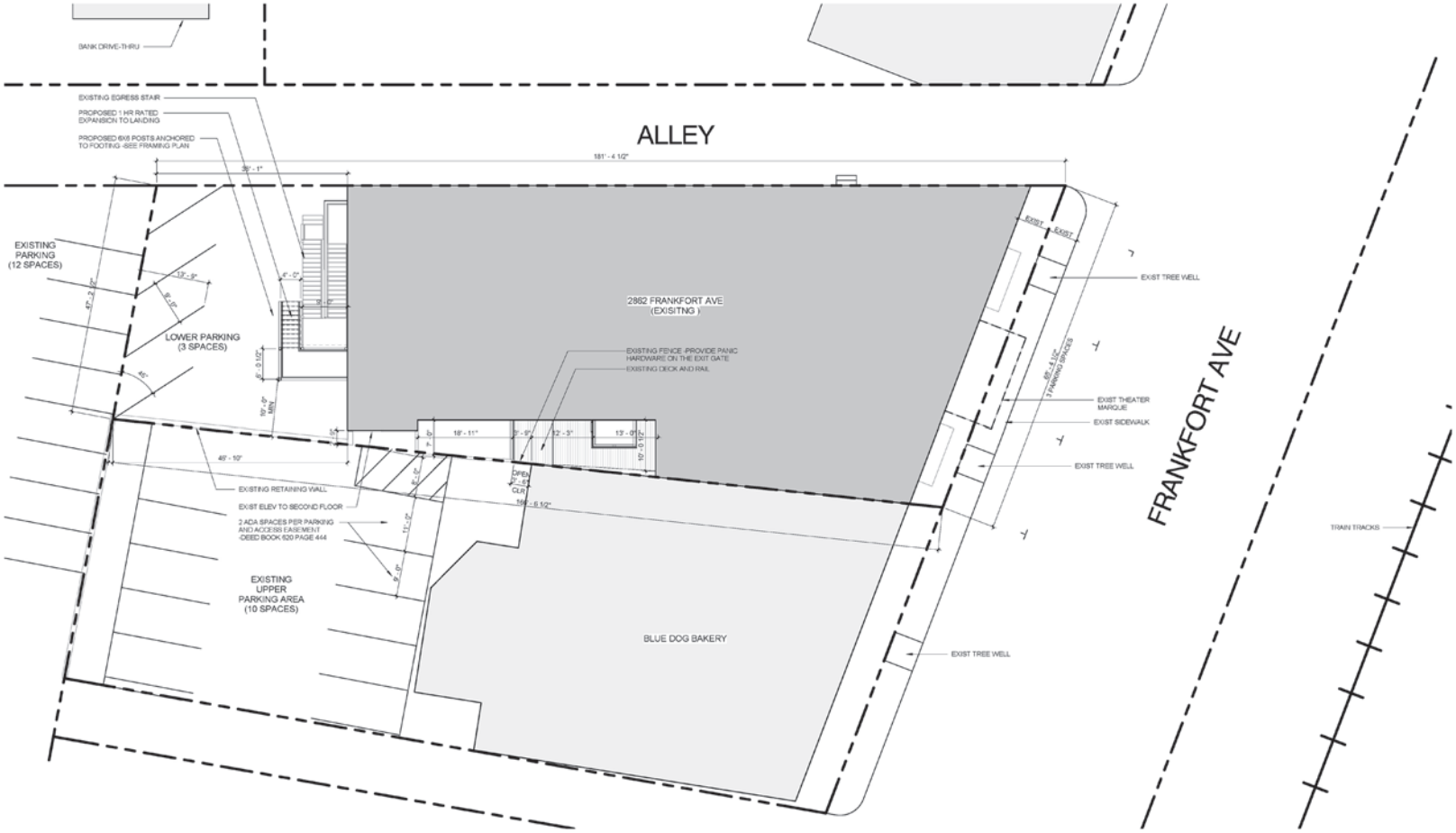
FIRST

FLOOR PLANS



SECOND

SITE PLAN



SITE PLAN

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