

REAL ESTATE & INCOME PRODUCING INVESTMENT FOR SALE

120 N Elm Street, Henderson, KY 42420

OFFERING MEMORANDUM



Unique Opportunity to own Real Estate & Income Producing Investment Downtown. This is a fully activated location, with an established pattern of traffic from locals and travelers alike.

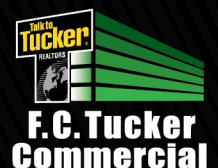
Awarded Best Consignment Shop & Best Antique Shop in Henderson several years running. Recognized 2nd Best Antique Shop in the state by Kentucky Living Magazine. Hosted talent from other states including TN, FL and LA.

Kristin Dannheiser, Broker
Direct: 812.455.0001
kristind@fctuckercommercial.com



7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
800-564-1024 • 812-473-6677

FCTuckerCommercial.com



PROPERTY DETAILS

Sale Price	\$1,495,000
Building SF-	18,726 SF -3 Floors
Building Layout	6,242 SF / Floor
Roof	New Decking, Insulation & White Membrane 2015
HVAC	3rd Floor Loft, New HVAC within 5 Years
Capital Improvement Upgrades	<p>1st Floor Built stage, added green room 2023 Restrooms and plumbing 2022 Store front entry and garage doors 2022 Load bearing walls for vendor spaces 2020 Electric 2013</p> <p>2nd Floor Added exterior door, exterior stair access 2023</p> <p>3rd Floor Apartment All New 2 Bedroom, 2.5 Bath 2018-2020</p> <p>Exterior Repaved and Striped Parking Lot 2022 Tuck pointing approx. 15-20 yrs ago</p>

TENANT DETAILS

Tenant & Space	Terms
Black Dalia, 435 SF 12' glass garage door	\$500/Month 10% Sales
Venus & Pearl, 120 SF	\$150/Month 10% Sales
The Momz, 182 SF	\$200/Month 10% Sales
Bourbon Buckle, 102 SF	\$150/Month 10% Sales
By Owner	Potential Rate
Space 1	\$150/Month
Space 2	\$200/Month
Space 3 12' glass garage door	\$500+/Month
Venue Space	
Parking Spaces	Potential Rate
25 Total	\$750-875/Month Total

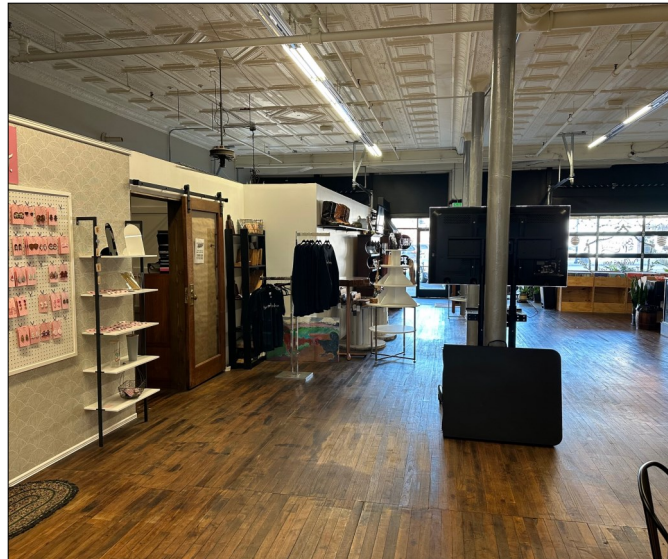
All Showings by Appointment Only

Kristin Dannheiser, Broker
 Direct: 812.455.0001
 kristind@fctuckercommercial.com

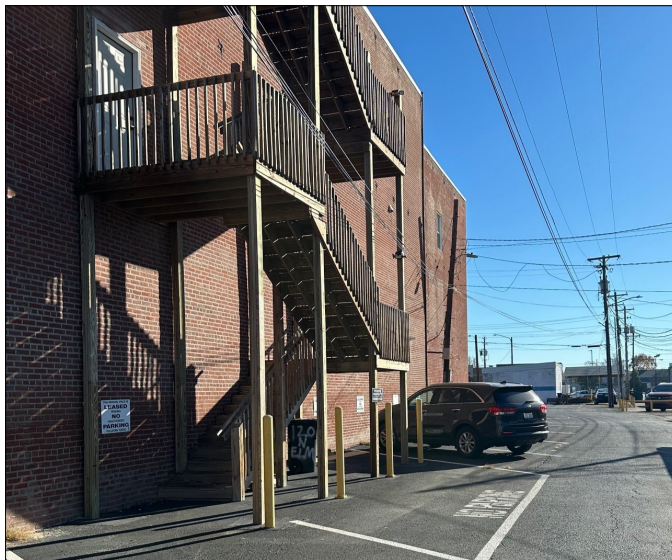


7820 Eagle Crest Blvd. Suite 200
 Evansville, IN • 47715
 800-564-1024 • 812-473-6677

FCTuckerCommercial.com



Click [HERE](#) or
Scan QR for
More Photos

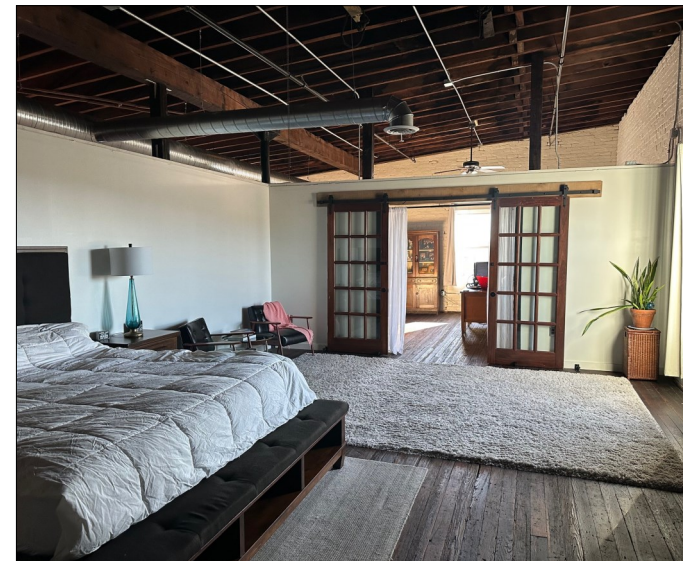
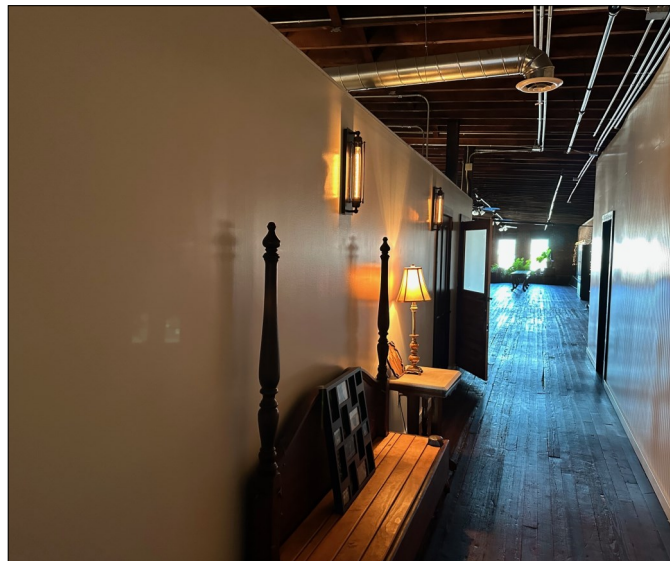


Kristin Dannheiser, Broker
Direct: 812.455.0001
kristind@fctuckercommercial.com



7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
800-564-1024 • 812-473-6677

FCTuckerCommercial.com



Kristin Dannheiser, Broker
Direct: 812.455.0001
kristind@fctuckercommercial.com



7820 Eagle Crest Blvd. Suite 200
Evansville, IN • 47715
800-564-1024 • 812-473-6677

FCTuckerCommercial.com