

FOR SALE

10500 Dixie Highway
Walton, KY 41094

PROPERTY SUMMARY

Acreage: 0.37

Square Feet: 3,600 sq. ft.

Zoning: I-1

Price: \$275,000

DESCRIPTION

Prime industrial development containing three (3) separate buildings with 100 ft. of road frontage on Dixie Highway (U.S. 25) within minutes of the I-75 Exits at Mt. Zion Road and Richwood Road.

The development was formerly used as the main office, storage, and repair for a plumbing company. The current Industrial 1 (I-1) zoning permits many commercial and industrial uses.

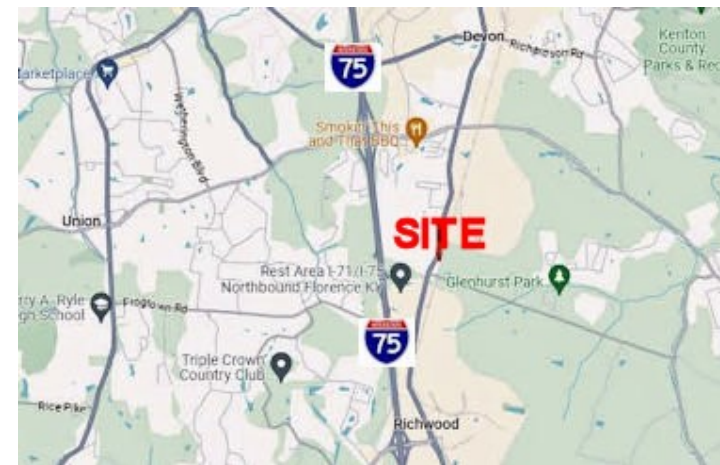
Building #1 - contains approximately 864 sq. ft. (24'x36') plus a full basement. The former ranch brick house is ideal for a private office, kitchen, and storage.

Building #2 - contains approximately 1,008 sq. ft. (28'x36'), open area repair, storage with 14' ceilings, and a new roof.

Building #3 - contains approximately 1,728 sq. ft. with 2 drive-in doors and built-in storage.



SITE

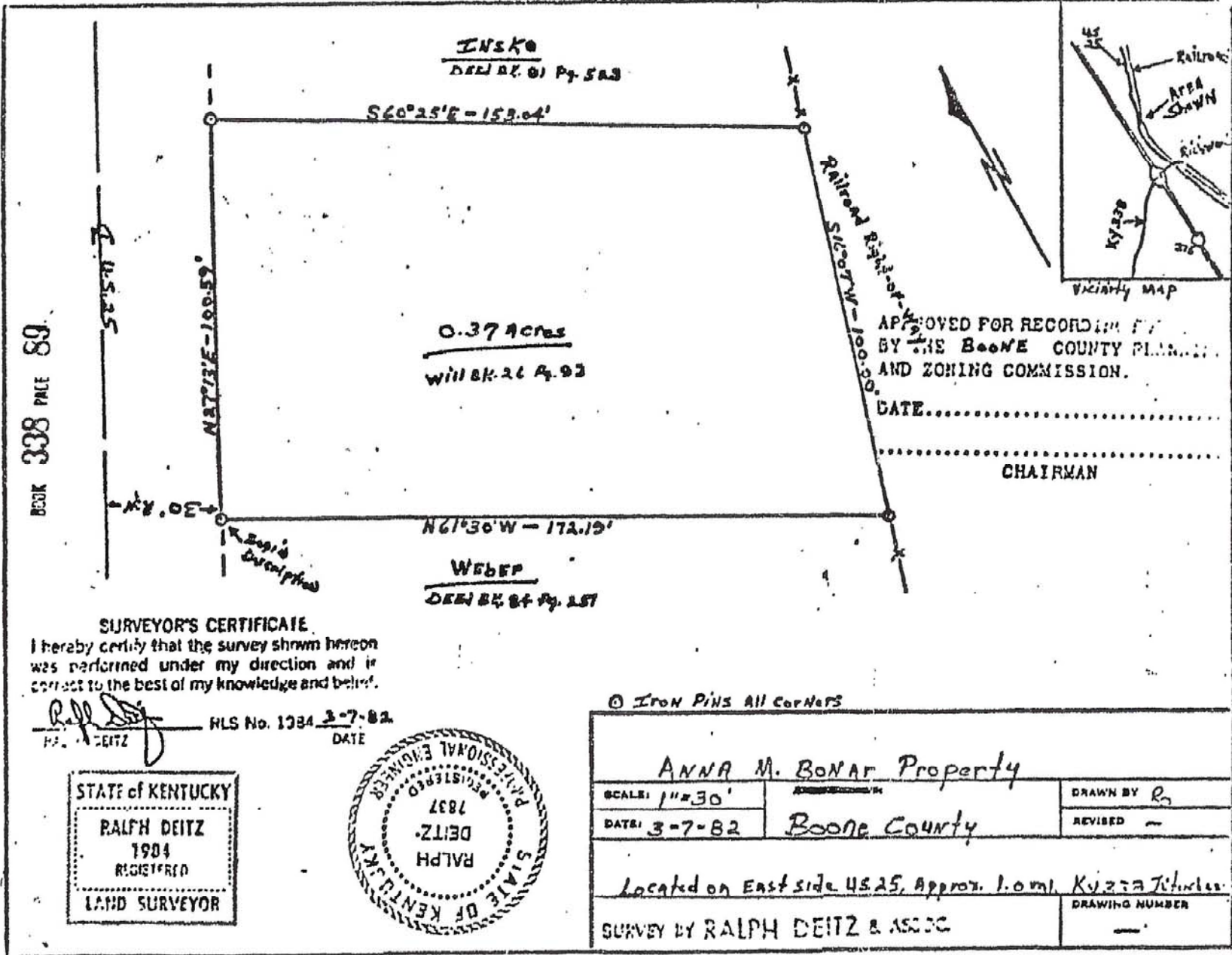


F1RST
COMMERCIAL
REALTY INC.

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Boone County PVA's Office



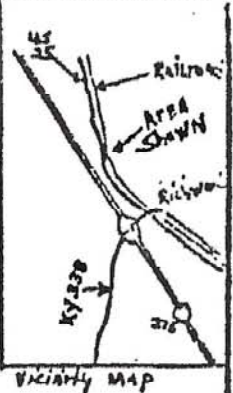


INSKO
DECEMBER 01 PG. 583

S60°25'E - 153.04'

0.37 Acres
Will bk. 26 Pg. 93

Railroad Right-of-Way - 100.00'



APPROVED FOR RECORDING BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION.

DATE.....
CHAIRMAN

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US 25

NAT'L'E - 100.59'

30.84'

N61°30'W - 172.19'

WEBER
DECEMBER 24 PG. 157

SURVEYOR'S CERTIFICATE
I hereby certify that the survey shown hereon was performed under my direction and is correct to the best of my knowledge and belief.

Ralph Deitz HLS No. 1034 3-7-82
R. DEITZ DATE

STATE OF KENTUCKY
RALPH DEITZ
1984
REGISTERED
LAND SURVEYOR



© IRON PINS All Corners

ANNA M. BONAR Property		
SCALE: 1"=30'	BOONE COUNTY	DRAWN BY R
DATE: 3-7-82	Boone County	REVISED -
Located on East side US 25, Approx. 1.0 mi. KY 223 Junction.		
SURVEY BY RALPH DEITZ & ASSOC		DRAWING NUMBER -