

408 MICHELLE COURT

408 MICHELLE COURT
RICHMOND, KY 40475

Neal Metcalfe
Advisor
859.264.0888
neal.metcalfe@svn.com

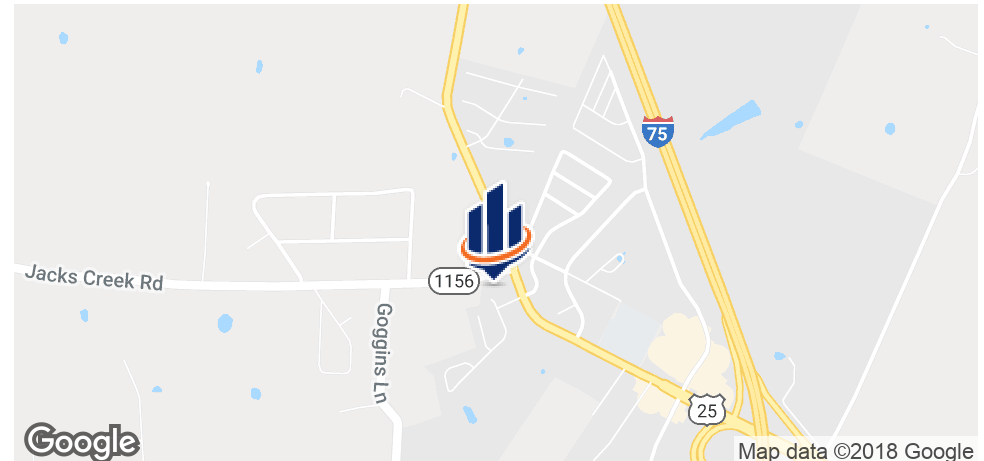
408 Michelle Ct
Richmond KY
R-2 Zoning
.46 acres
5,000 +/- sf
\$299,000

Available uses:
Former Daycare
MultiFamily
Single Family

Exit 90 I-75

US 25

Property Summary



OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	0.46 Acres
Year Built:	1996
Building Size:	5,000 SF
Zoning:	R-2
Price / SF:	\$59.80

PROPERTY OVERVIEW

SVN Stone Commercial is proud to offer 408 Michelle Court, Richmond, KY FOR SALE. This former daycare property can be re-opened as just that, or since the zoning is R-2, can be converted to a Duplex or even a single family home. Approximately 5,000 sf with water access in multiple areas of the 1 story property this could be an Investor Opportunity. The building sits on approximately .46 acres and has parking, and could be additional parking where the play ground used to be. The owner is motivated to sell, OR LEASE! Call Neal Metcalfe, SVN Advisor to schedule a tour! 859-312-8069!

PROPERTY HIGHLIGHTS

- NEW PRICING NOW \$299,000, JUST \$59 psf
- FOR Lease or FOR Sale
- 5,000 SF, 1 Story, All brick Building on .46 acres
- Former Daycare with fenced Play ground
- Zoned R-2, could be converted to Multifamily [Duplex] or Single family residence
- Concrete Parking lot on site
- Just off exit 90 -I-75 on Lexington Road [U.S. 25]

Property Details

SALE PRICE

\$299,000

LOCATION INFORMATION

Building Name	408 Michelle Court
Street Address	408 Michelle Court
City, State, Zip	Richmond, KY 40475
County/Township	Madison

BUILDING INFORMATION

Building Size	5,000 SF
Number Of Floors	1
Average Floor Size	5,000 SF
Year Built	1996
Load Factor	Yes

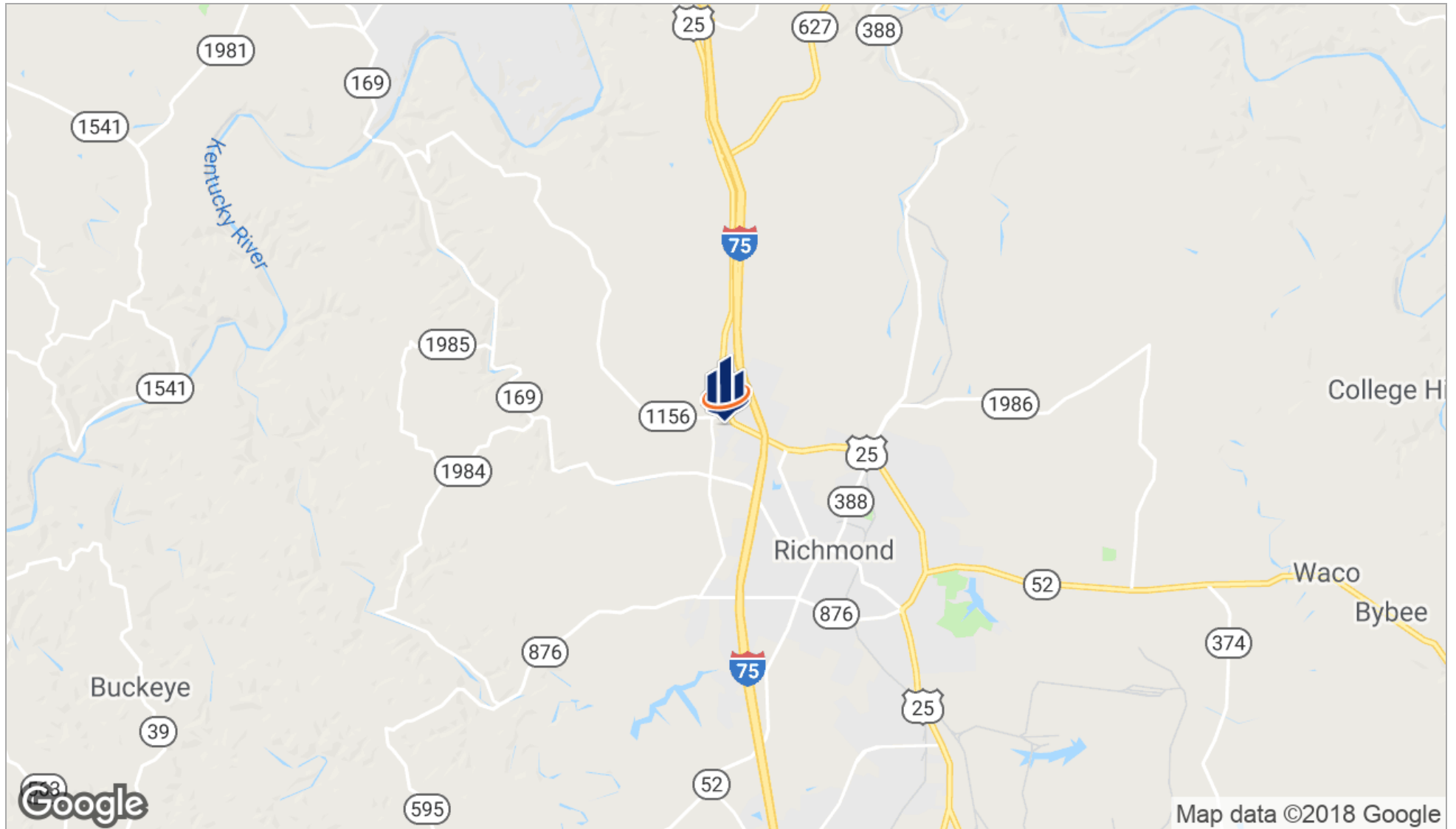
PROPERTY DETAILS

Property Type	Special Purpose
Property Subtype	School
Zoning	R-2
Lot Size	0.46 Acres

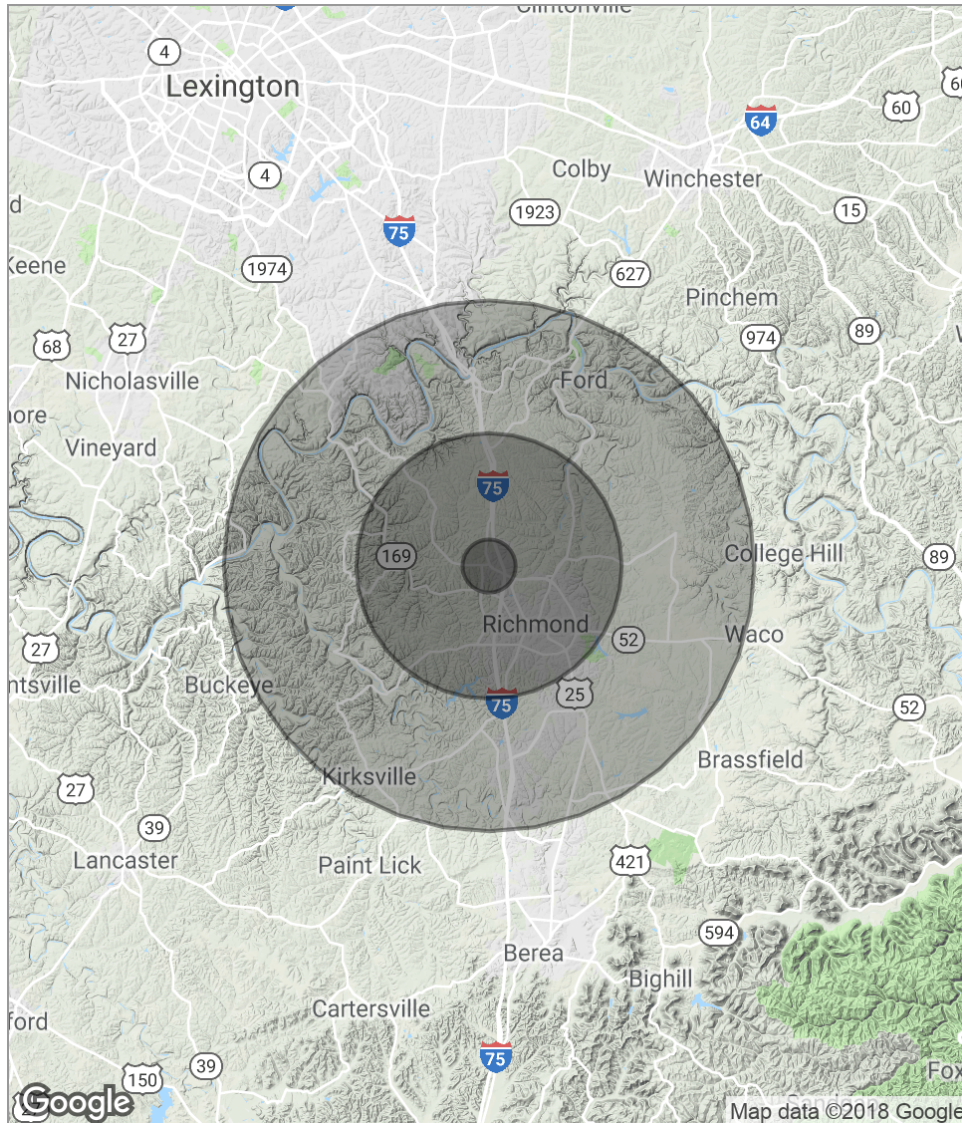
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,112	46,592	67,368
Median age	32.2	32.1	33.9
Median age [male]	29.0	31.5	33.4
Median age [Female]	35.4	32.7	34.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	971	17,714	25,728
# of persons per HH	2.2	2.6	2.6
Average HH income	\$54,058	\$52,386	\$57,286
Average house value	\$174,628	\$147,375	\$152,621

** Demographic data derived from 2010 US Census*

Advisor Bio & Contact 1

NEAL METCALFE

Advisor

300 E. Main Street, Suite 220
Lexington, KY 40507
T 859.264.0888
C 859.312.8069
neal.metcalfe@svn.com

PROFESSIONAL BACKGROUND

Neal Metcalfe serves as an Advisor for SVN Stone Commercial specializing in the sale and leasing of retail, office, land, industrial & property management in central and eastern Kentucky since 2012. Neal works closely with a team of seasoned advisors & brokers on most transactions including Principal Broker Matt Stone, CCIM, MBA; Steve Pulliam, CCIM; John Bronaugh, CCIM, MBA; Prior to joining SVN, Neal has been in commissioned sales for 20+ years via roles in Broadcasting and Digital Media Marketing, via WLEX-TV, WVLK AM/FM and other Corporate Radio & Marketing groups where he gained a vast amount marketing and B2B experience working directly with business owners and managers. Neal resides in Richmond and has been a CCIM Lexington Board member, CPAL [Commercial Property Association of Lexington, Richmond Chamber of Commerce Economic Development Member, Crossroads Christian Church member and Mentor via Academy after school program and has worked with other non-profit ministries, Compassion International and organizations via Lexington Leadership Foundation. Neal enjoys golf, working on his old house, woodworking, and spending time with his wife, Christy and two daughters, Mayson and Emma. You can reach Neal - 859-312-8069 or neal.metcalfe@svn.com

EDUCATION

1992- B.S. Broadcasting- Communications- Eastern Kentucky University Richmond, KY
1990- A.A..Communications- University of Kentucky, Lexington, KY

MEMBERSHIPS & AFFILIATIONS

CCIM Lexington-Kentucky
CPAL- Commercial Property Association of Lexington
Richmond Chamber of Commerce Board Member and Economic Development Committee
ICSC-International Council Shopping Centers