

FOR SALE

6415-6417 Dixie Highway
Florence, KY 41042

PROPERTY SUMMARY

Acreage: .92

Square Feet: 9,820 sq. ft.

Zoning: NC/R-1F

Price: \$675,000

DESCRIPTION

Opportunity to buy an attractive free-standing 9,820 sq. ft. restaurant building on .92 acres with a large parking lot located at 6415-6417 Dixie Highway, Florence, KY.

The interior of the restaurant was completely renovated in 2012 at a cost of \$588,928 excluding furniture, fixtures and restaurant equipment. The 300-seat restaurant includes a full custom bar, an elevated space for live music, hook-ups for sporting events, and a large highway pylon sign.

The building is ideal for use as a restaurant/bar, nightclub/dance floor, office or retail use, a church, and many other retail and office uses.

Call today to inspect this full service restaurant/bar facility.

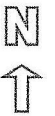
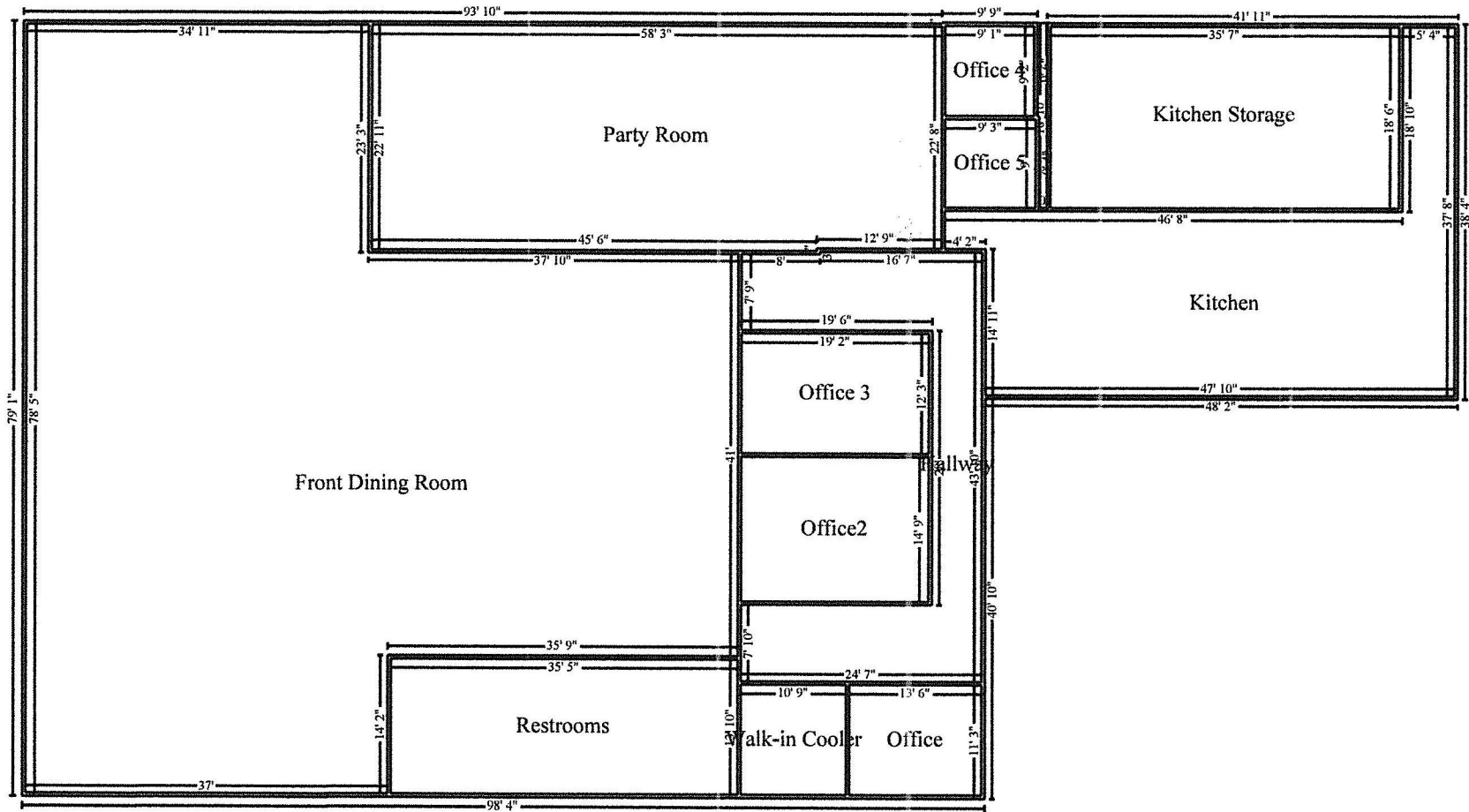


INTERIOR

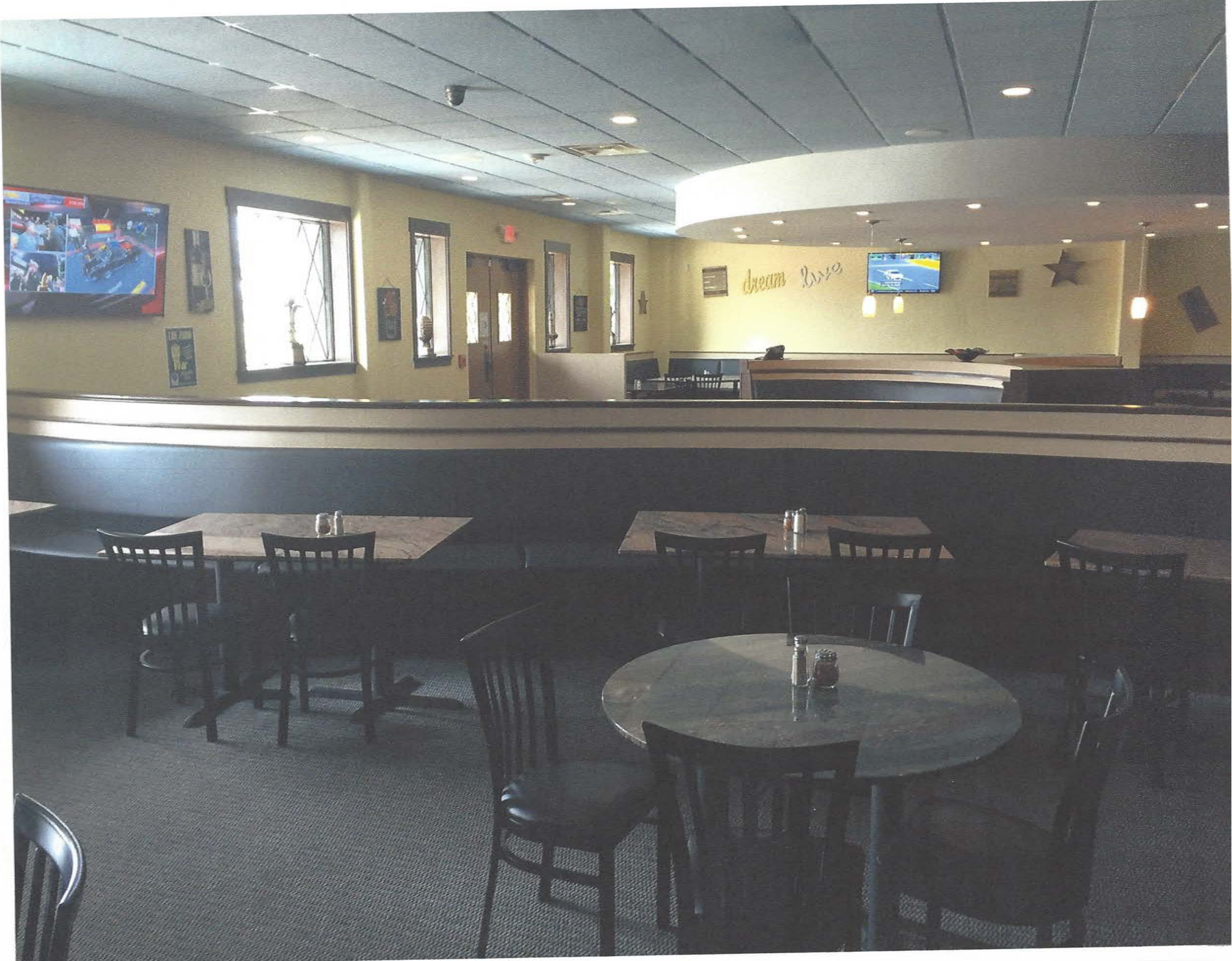


F1RST
COMMERCIAL
REALTY INC.

Ray Merkel
7340 Industrial Road, Suite 2
Florence, KY 41042
Phone: 859-371-9000
Fax: 859-371-6365
raymerkel@firstcommrealty.com
www.firstcommrealty.com













EXIT

Handwritten note on the pool table:

Handwritten note on the pool table: