

INVESTOR PAGE

A monthly newsletter brought to you by the Crotzer Real Estate Team

VOL. 1, ISSUE 3

OCTOBER, 2016

Our Investor Selections for October, 2016

Call Katie Crotzer at (502) 376-5582 or Toll-free (866) 700-0039

ON SHELBYVILLE RD/U.S. 60



\$599,900

2901 Shelbyville Road in Shelbyville, KY

Entrepreneurs and Investors, do you have a great idea? Then make it a reality with this high-visibility commercial property located north US 60/Shelbyville Road at Discovery Boulevard, right at the entrance to Collins High. Currently occupied by a farm equipment/trailer rental business, this 3-acre property's main sales area has an attached high-bay garage/shop, along with several other additional unattached structures. (Business not included in sale.) This property will accommodate many things, perhaps even mind. Excellent traffic flow, high visibility and tremendous flexibility!

Commercial Income Property



\$230,000

702 3rd Street Shelbyville, KY

Investors: take note of this unique property with good income potential and significant flexibility of use. Current tenants have auto related businesses and are established. Currently FULLY rented with monthly income NOW \$2,200. Office space still available for additional income potential with some renovation. Details: Concrete block building with metal roof covering approximately 10,000 square feet. 1st Floor has 5 overhead doors and 15' ceiling and 2nd Floor mezzanine has concrete floor, 2 slides and 9' ceiling. Included are 4 gas heaters (all operational), 10,000-lb. lift, 2 air compressors and 2 200-amp services. Property has 2 1/2 baths and plenty of parking.

34 Acres Development Potential



NOW \$900,000

161 Gloria Drive in Shelbyville

This is a rare opportunity to purchase a beautiful farm that is ready for development. Surrounded by subdivisions with single family homes, there are **34** acres here accessed by **3** roads. This property is ideally located across from Shelby County High School and Elementary School. Water, sewer, electric and gas are already on property. There is a residence plus a separate modular home, plus barns, stables and other out buildings.



Crotzer Co.
"Redefining Full Service Real Estate."
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Affordable Family Living



\$139,900

4104 Moray Court in Louisville

This is a charming 3 bedroom ranch home with one full and another half bath, with a roomy 2 car garage and full basement. A full privacy fence in the backyard makes it a great place for children and pets to play, or to have that family gathering or BBQ. Clients looking for a roomy home that is also affordable have increasingly fewer options, but this one is just the ticket. Call or email for a showing. MLS# 1458140

Rental Income Property



\$80,000

79 Spruce Drive in Shelbyville, KY

Investors: This property was recently reduced and is a great rehab opportunity. With 3 bedrooms and 2 full baths, this brick ranch is ideal for young families anxious for more room, a lease-to-purchase opportunity, or a first-time buyer choice. Also featured in the home are large living room with fireplace, large dining room, eat-in kitchen, and a full walkout unfinished basement. Sold AS IS, and requires 3rd party approval.

Rental Income Property



\$42,500

1620 E. Rockford Lane in Louisville

Looking for inexpensive rental income property? Check out this 2-bedroom, 1-bath home on a quiet street in south Louisville. Replacement windows and updated vinyl siding are already completed. This property has a current monthly rental income of \$600.00. Easy to rent and maintain, this is a nice property to for new investors or to add to an existing portfolio. Give us a call and take a look!



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