

INVESTOR PAGE

A monthly newsletter brought to you by Crotzer Real Estate Team

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Our Investor Selections for the month of June, 2016

Call Katie Crotzer at (502) 376-5582

Income-Producing Duplex



\$148,900

1017-1019 Amanda Drive Shelbyville, KY

This income-producing and fully rented 2-story duplex is an excellent opportunity for investors. Each rented side features 3 bedroom and 1-1/2 baths. New carpeting and paint were recently completed.

Rental Income: \$1,340.00 per month (\$670.00/month/side).

Location: Convenient - close to expressway and shopping plus lighter traffic as duplex is at the end of a dead end street.

Sellers have an additional vacant lot on this street that is also available.

Commercial Income Property



\$230,000

Lease Option Considered

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 of \$2,100. 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.

Development Potential



\$1,000,000

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.



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1-866-700-0039

Crotzer Real Estate Group
Keller Williams Realty Louisville
6106 Dutchmans Lane
Louisville, KY 40205
(502) 633-5440
crotzercompany@gmail.com

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