

INVESTOR PAGE

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

VOL. 1, ISSUE 2

AUGUST, 2016

Our Investor Selections for August, 2016

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

PRICE JUST REDUCED— INCOME
PRODUCING DUPLEX FULLY RENTED!



NOW \$139,900

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 **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."
1-866-700-0039

Crotzer Real Estate Group
Keller Williams Realty Louisville
6106 Dutchmans Lane
Louisville, KY 40205
(502) 633-4330 or (866) 700-0039
crotzercompany@gmail.com

kw | KELLER WILLIAMS
REALTY

Each Office Independently Owned and Operated.

