



Type Property: Professional/Office
Property Style: Free-standing **Parking:**
Paved, Off Street, Garage # **Buildings:**
Restrooms:
Total SqFt Available:
Total Building SqFt:
Year Built:

Tract: 3
Area/Subdivision:
DOWNTOWN
Building Name:
County: Daviess

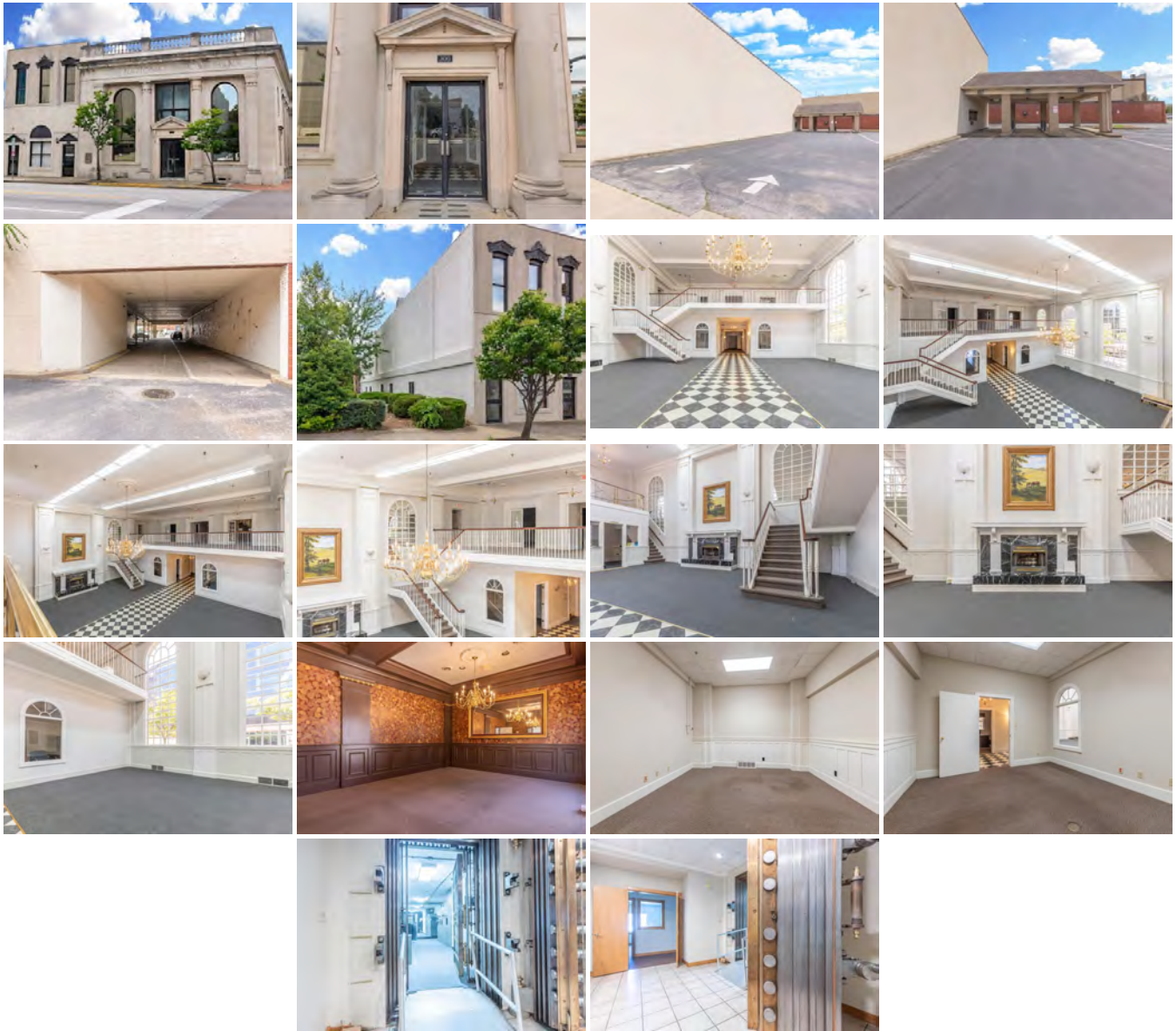
Lot Size: 32,738 sq. ft.

Construction: Other
Heat Type: Natural Gas
Air Conditioning: Central Electric

Floor Type: Carpet, Other-See Remarks
Lighting: Fluorescent
Available Utilities: Sanitary Sewer, Water,
Gas, Electric **Existing Utilities:** Other

Remarks: Rare opportunity, Beautiful Historic Downtown Building, 3 Buildings including large parking lot and parking garage. Each building is unique and is well suited for multiple users and easily modifiable to accommodate retail, office, condos and/or restaurant uses. A corner city block location accessible from Frederica, West Third, and St. Elizabeth. This offering includes 300 & 304 Frederica St., 316 W. Third, and 322 W. Third. All of this within walking distance of the vibrant Riverfront, Owensboro Convention Center, Bluegrass Music Hall of Fame & Museum, and numerous restaurants and hotels. Please call Bryan Reynolds at 270-929-3088.

(Pictures and Contacts on the next page)



Listing Office: KELLER WILLIAMS
ELITE (#:1010) **Main:** (270) 685-3705
Fax:

Listing Agent: REYNOLDS & ASSOCIATES
(#:1081)
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Contact #: (270) 302-8866

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. MLS #: C76627A