

**FOR SALE**  
**OFFICE BUILDING**  
**15,210 SF**



**2858 - 2862**  
**Frankfort Avenue**

LOUISVILLE, KY 40206

---

**TRANSACTION TEAM**

**Sam Gray**  
+1 502 719 3240  
samgray@commercialkentucky.com

**Brent Dolen, SIOR, CCIM**  
+1 502 719 3262  
bdolen@commercialkentucky.com

**Sam O. English, CFA**  
+1 502 719 3244  
senglish@commercialkentucky.com

**E.P. Scherer**  
+1 502 719 3234  
epscherer@commercialkentucky.com

**CUSHMAN & WAKEFIELD  
COMMERCIAL KENTUCKY, INC.**

333 E Main St, Ste. 510  
Louisville, KY 40202  
Phone: +1 502 589 5150  
Fax: +1 502 589 9248  
www.commercialkentucky.com

---



©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

# EXECUTIVE SUMMARY

2858-2862 FRANKFORT AVENUE

Cushman & Wakefield | Commercial Kentucky is pleased to offer for sale 2858-2862 Frankfort Avenue, a 15,210 square foot office property in Louisville, Kentucky. The office building offers an exceptional opportunity as an owner/occupied office or mixed-use property.

The property is located along Frankfort Avenue in the eclectic Crescent Hill neighborhood of Jefferson County. The property is centrally located in Louisville

Listing Price	\$3,500,000
Square Feet	15,210 ±
Acres	0.34
Parking Spaces	20

# PROPERTY DESCRIPTION

2858-2862 FRANKFORT AVENUE

The building measures 15,210 square feet on 2 full floors. Inclusive of that square footage is a 2,510 square foot mezzanine on the second floor. The building also has a small basement space consisting of approximately 580 square feet.

Built in 1926, the exterior is a brick veneer façade over a poured concrete slab. The building was divided into two separate condominiums until 2022. The property has since been reassembled, renovated and occupied by the sole owner. Double pane glass windows are abundant on the 2nd floor and are also located around the building. The main entrance faces north on Frankfort Avenue. There is a second entrance on the backside of the building that extends to the onsite surface parking area. On the 1st and 2nd floors, improvements include flexible, open office space with private offices and meeting/lounge areas spaced throughout. The ceiling heights are exceptional ranging from 9 feet to 22 feet.

The HVAC system consists of 9 units serving the building; four of which were brand new in 2022. The roof is a flat structure with membrane covering. The building is fully sprinkled with a wet system which was replaced (in 2862 Frankfort Ave) in 2023. Cosmetic renovations were completed in 2023, inclusive but not limited to new LVP and VCT flooring, wood paneled ceilings, pendant and strip LED fixtures and the addition of two (2) restrooms with three (3) fixtures each to total six (6) restrooms with twenty (20) fixtures in the building.

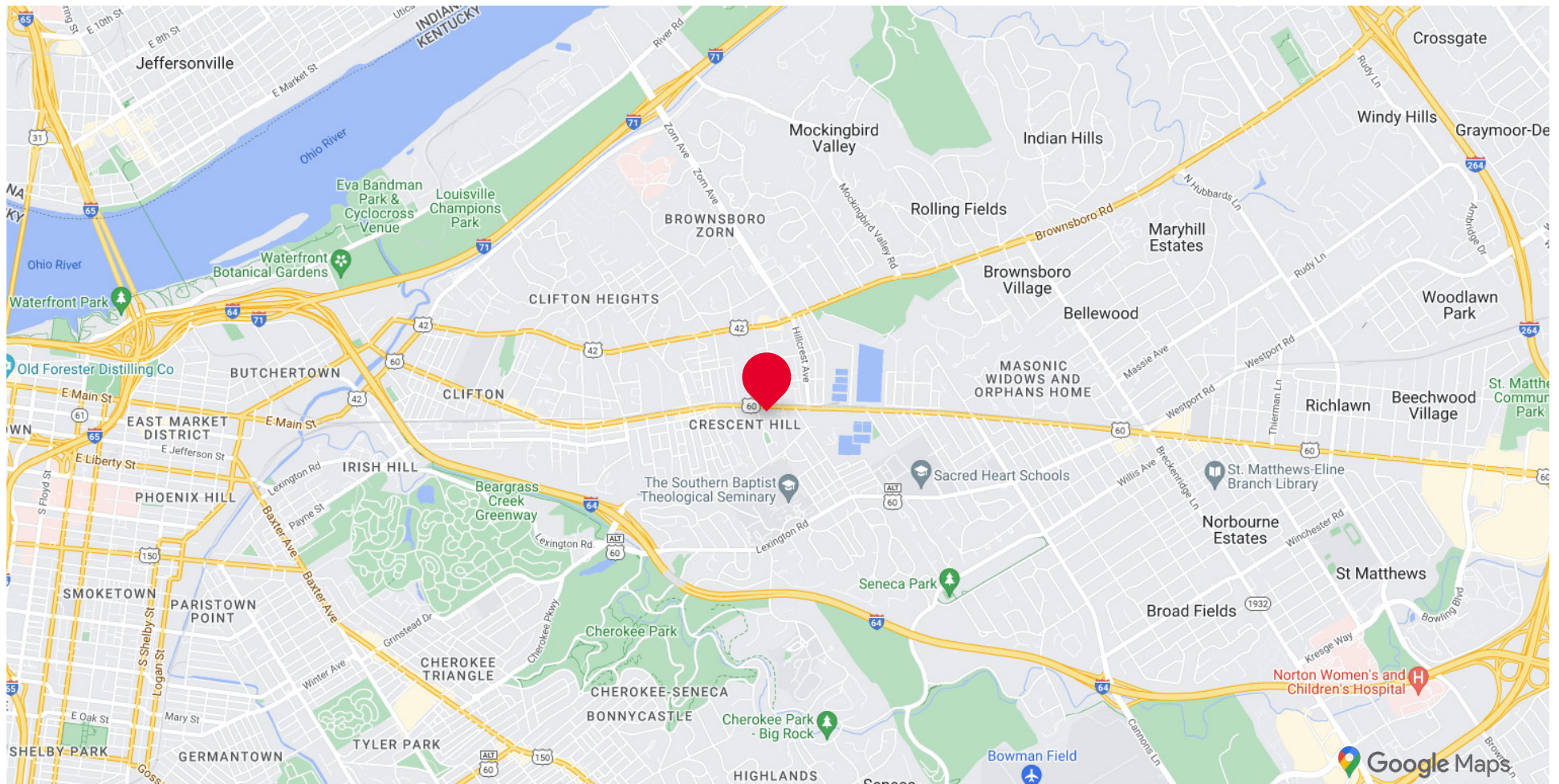
Although used by a single occupant, the building has had different uses and has been used by multiple occupants/tenants simultaneously.

# LOCATION

2858-2862 FRANKFORT AVENUE

The office building is located on Frankfort Avenue, providing good visibility. The building is in the heart of the Crescent Hill neighborhood nearby restaurants, shopping and services for occupants of the building.

The building is exceptionally well located on Frankfort Avenue, crucial traffic artery connecting downtown and the suburbs, with nearby access to I-64 and I-71.



# LOCATION

2858-2862 FRANKFORT AVENUE



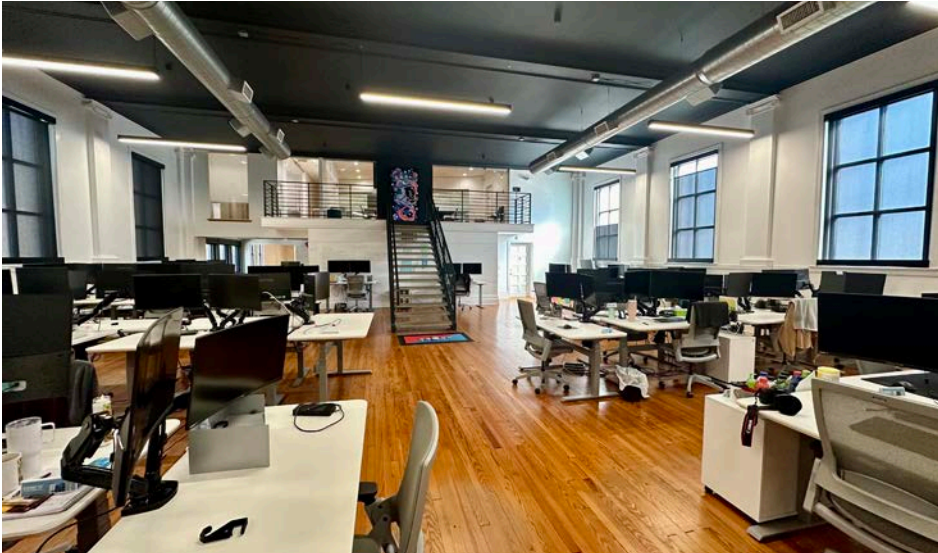
# PHOTOS

2858-2862 FRANKFORT AVENUE



# PHOTOS

2858-2862 FRANKFORT AVENUE



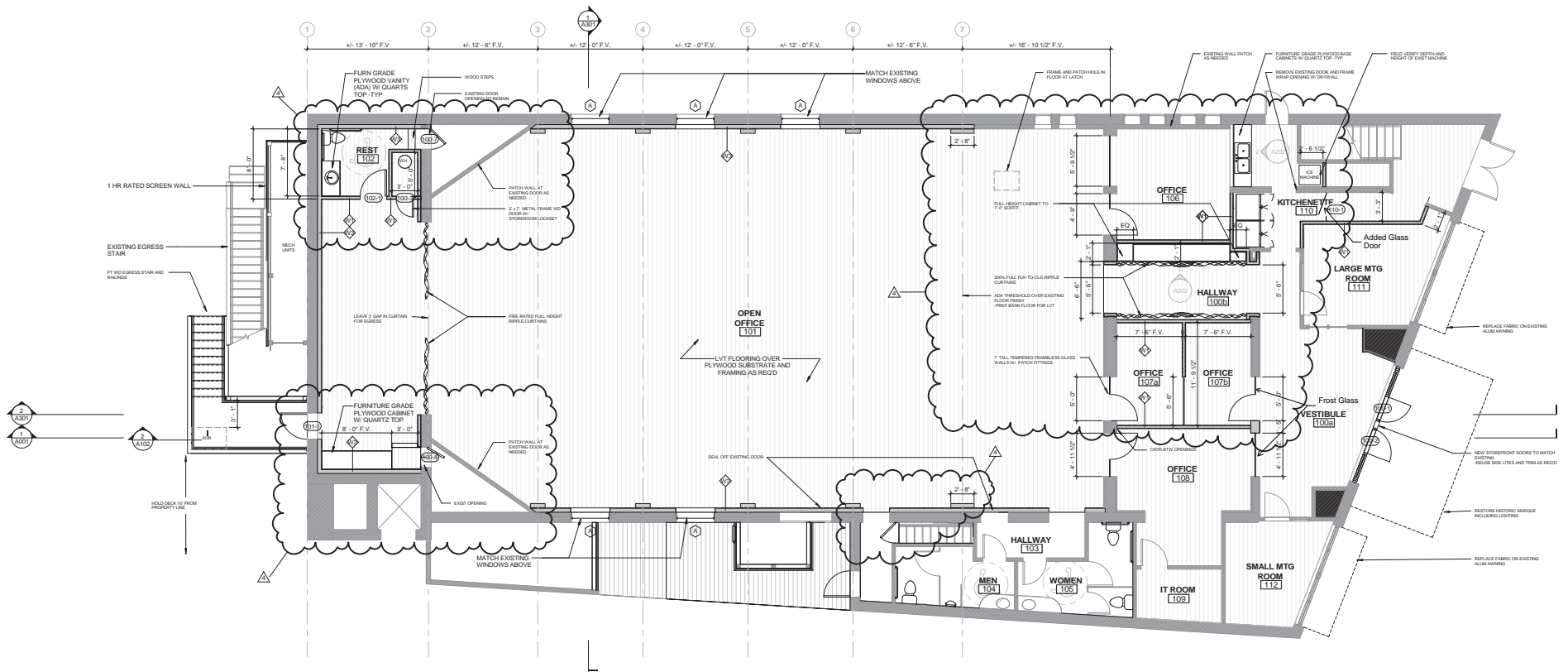


# SALIENT FACTS

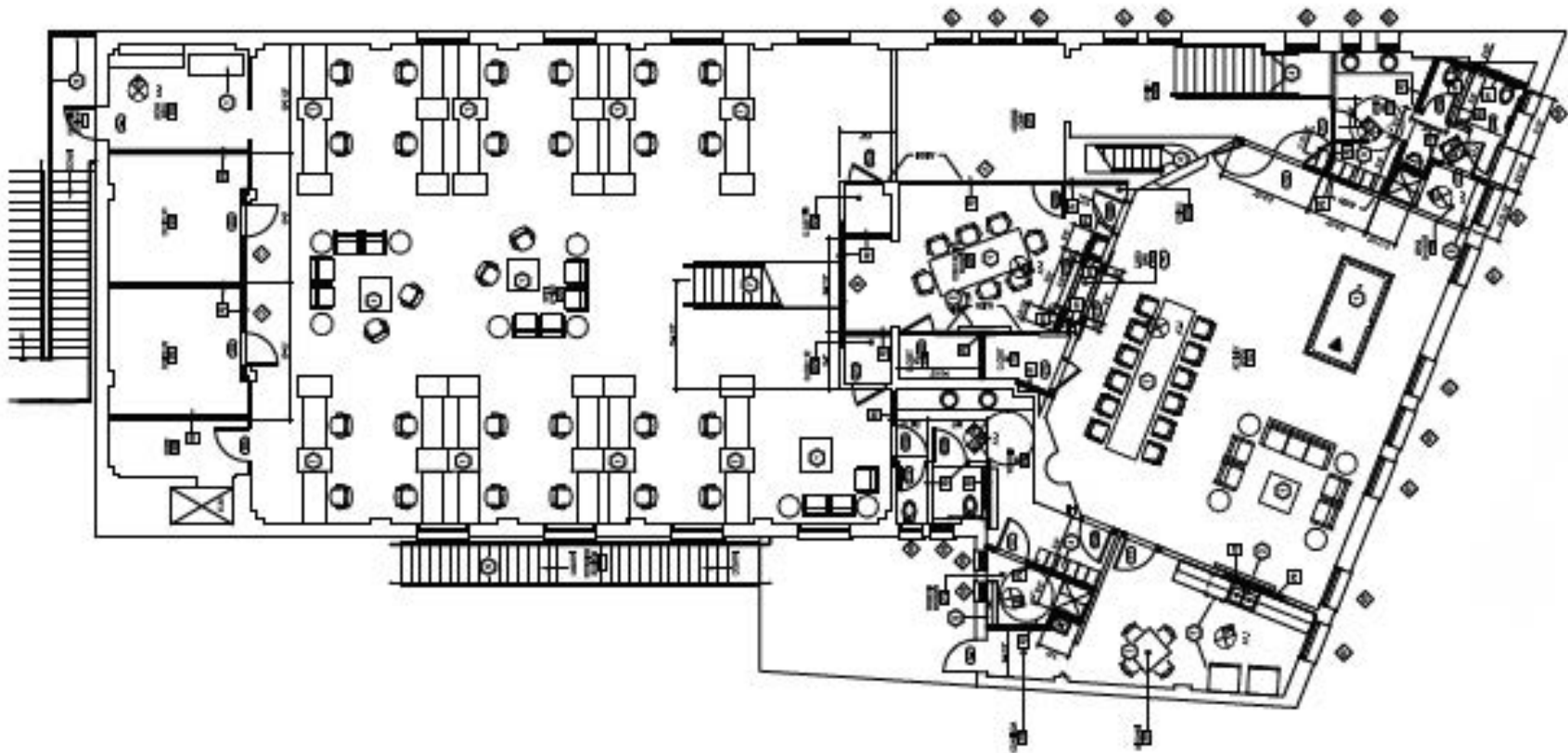
2858-2862 FRANKFORT AVENUE



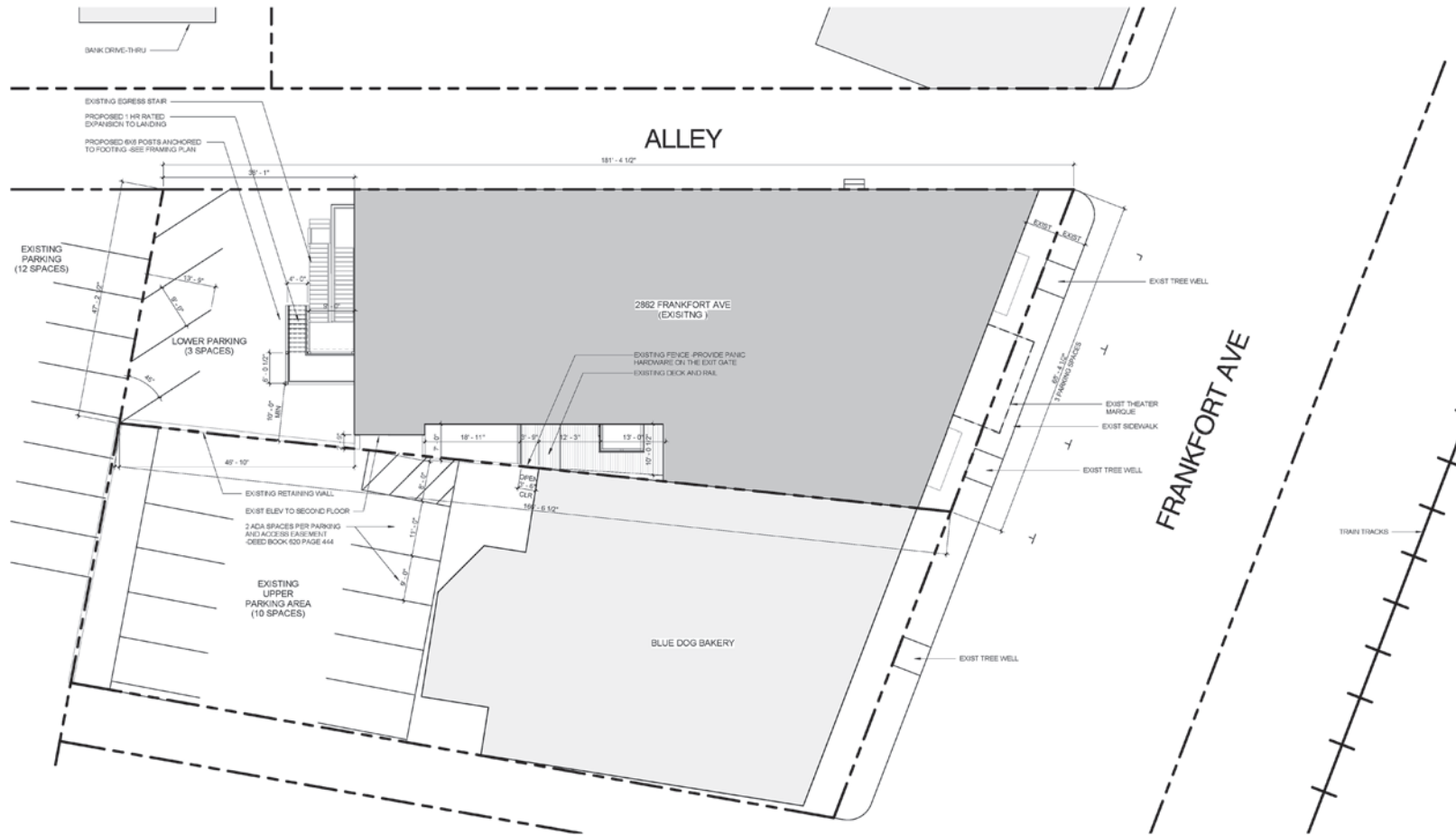
Parcel ID	071V000B0015   071G00290000
Address	2858/2862 Frankfort Avenue
Municipality	Louisville
State	KY
Zip Code	40206
County	Jefferson
Land Area	0.336 acres
Shape	Rectangular
Frontage	~68 ft on Frankfort Avenue
Building Area	There is a total of 15,210 square feet. Floorplates are approximately +/-7,000 SF
# of Stories	2 stories of office above grade with a 2nd floor mezzanine space and a 580 SF basement.
Year Built	1926
Parking Count	Surface parking behind the building includes 20 spaces. There are 4 street parking spaces in front of the building along Frankfort Avenue.
Zoning	C-1 - Neighborhood Commercial



# FIRST



# SECOND



# SITE PLAN

2858-2862 FRANKFORT AVENUE



**CUSHMAN &  
WAKEFIELD**

Commercial Kentucky