

## 102 Castle Ridge Drive

**Address:** 102 Castle Ridge Drive, Edmonton, Kentucky



**102 Castle Ridge Drive**  
(cell)

rhines@mossyoakproperties.com

**Acreage:** 0.28

**Price:** \$179,950

**County:** Metcalfe

**MOPLS ID:** 42477

**GPS Location:** 36.988179 X -85.640109

**Bathrooms:** 2

**Commercial Land**

Commercial Building located on a 0.28-acre lot just off West Stockton Street in Edmonton, KY. Building is on the corner of Castle Ridge Drive and Majestic Drive. The building is near (and can be seen) from Edmonton's largest grocery store (IGA), McDonalds, and several other businesses in this vicinity of town. Stockton Street has the highest traffic flow in Edmonton and is also the corridor for highway US68/KY80.

It contains approximately 2,700 Square Feet with large front room (44 feet X 19 feet) and there is a 13 X 14-foot kitchen with appliances and warehouse/storage space in the rear with a side garage door entrance. The warehouse /storage is 44 feet long X 20 feet wide. The HVAC unit and breaker box are in this section of the building which includes hookups for a washer and dryer. There is additional office space with a hallway. There are two restrooms, the men's restroom is 4 feet X 5 feet and the women's restroom which also includes a walk in shower is 9 feet X 5 feet. The building has concrete parking area in the front. This building provides many new possibilities for a new business or it is the perfect location to remodel the building into apartments taking advantage of the growing need in the local area.

The owners will offer seller terms with 20% down, at a 7% fixed interest rate, 20-year term with a three (3) year balloon payment.

One source for recent demographic information indicates that this site is within 24,000 people with a median age of 43.1 years old and an average household income of \$64,000. Adjacent Stockton Streets averages 6,000 to almost 7,000 vehicles per day.





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