

\$7,900,000 - 475 Connector Road, Georgetown

MLS® #24017792

\$7,900,000

Bedroom, Bathroom, 7,609 sqft
Commercial Sale on 8 Acres

Commercial, Georgetown, KY

Prime Real Estate Opportunity: 8+ Acre Parcel
in High-Traffic Area, inside city limits.

Property may be sold in separate parcels, one
containing the 7000 plus sq ft office building
on approximately 2 + acres and the other with
approximately 6 acres and two warehouses.
All pending final division
Planning and Zoning approval. Call today for
details. Great visibility and access.

This exceptional 8+ acre property, strategically
located within city limits, offers unparalleled
potential for investors and developers.

Property Features:

Prime Location: Situated in a high-traffic area,
bordered by a prestigious golf community,
multi-housing developments, hotels, and retail
outlets.

Proximity: Just 2.5 miles from Toyota Motor
Manufacturing and within 1 mile of Interstate
75, ensuring easy access and excellent
visibility.

Current Structures: The property includes a
7,000 sq ft office building and 13,900 sq ft of
storage, warehouse, and mechanical space.

Zoning: Zoned B-2, ideal for commercial
development with a wide range of potential
uses.



This property is perfect for those looking to capitalize on its prime location and existing infrastructure.

Built in 1992

Essential Information

MLS® #	24017792
Price	\$7,900,000
Square Footage	7,609
Acres	8.06
Year Built	1992
Type	Commercial Sale
Sub-Type	Hotel/Motel
Status	Active

Community Information

Address	475 Connector Road
Area	005 - Scott County
Subdivision	Commercial
City	Georgetown
County	Scott
State	KY
Zip Code	40324

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	56
Parking	Gravel, Paved

Interior

# of Stories	2
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Exterior

Roof	Metal, Shingle
Construction	Steel Frame, Brick

Additional Information

Date Listed	August 23rd, 2024
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Zoning

B-2

Listing Details

Listing Office

Coldwell Banker McMahan



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