

\$850,000 - 2613 W Main Street, Louisville

MLS® #26020190

\$850,000

Bedroom, Bathroom, 4,905 sqft
Commercial Sale on 0 Acres

N/A, Louisville, KY

6-Unit Investment Opportunity | Strong In-Place Cash Flow | Louisville, KY
Well-maintained six-unit investment property offering immediate cash flow with approximately \$86,100 in annual gross rental income. This stabilized asset with six occupied units and presents an attractive opportunity for investors seeking long-term appreciation and consistent income. Current monthly rental income totals \$7,175, with individual unit rents ranging from \$900 to \$1,800. The property benefits from established occupancy and provides investors with both reliable cash flow and the opportunity to enhance returns through operational efficiencies and strategic asset management. Property Highlights: Six units Gross Scheduled Income: \$86,100 annually rent roll Strong in-place cash flow Ideal for 1031 exchange buyers Suitable for portfolio expansion or first-time investors Convenient access to downtown Louisville, major employers, interstate highways, and public transportation Available Due Diligence Materials Include: Current rent roll Lease summary Operating expenses Property tax and insurance information Additional financial documentation upon request This property offers an excellent opportunity to acquire a stabilized income-producing asset in one of Louisville's established rental markets.

Built in 1900

Essential Information



MLS® #	26020190
Price	\$850,000
Square Footage	4,905
Acres	0.27
Year Built	1900
Type	Commercial Sale
Sub-Type	Business
Status	Active

Community Information

Address	2613 W Main Street
Area	052 - Jefferson County
Subdivision	N/A
City	Louisville
County	Jefferson
State	KY
Zip Code	40212

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Propane Not Available
Parking Spaces	12
Parking	On Site

Interior

Heating	Electric, Forced Air, Natural Gas, Ductless
Cooling	Central Air, Ceiling Fan(s), Ductless, Electric, Multi Units

Exterior

Roof	Shingle
Construction	Brick, Vinyl Siding

Additional Information

Date Listed	July 28th, 2026
Zoning	R-6

Listing Details

Listing Office	Trueblood Real Estate Ky Llc
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