



1.3 AC MIXED-USE COMMERCIAL SITE

85W
REAL ESTATE



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EXECUTIVE SUMMARY

MIXED-USE COMMERCIAL SITE



OPPORTUNITY OVERVIEW

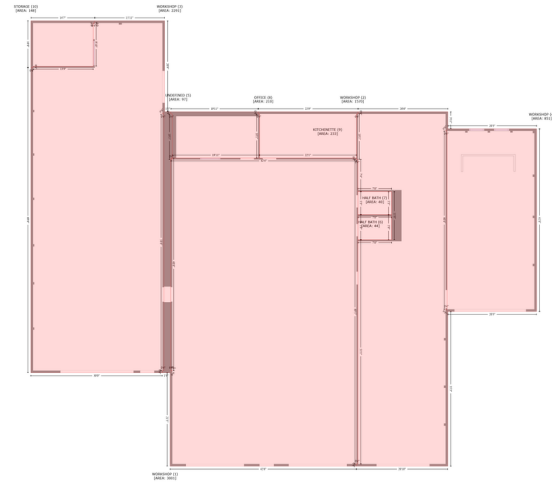
4510 North Preston Highway presents a rare opportunity to acquire a versatile mixed-use property with high visibility and endless potential. Currently operating as Anglers Outpost and Marine, a long-standing boat repair shop, this 1.35-acre site is ideally positioned on highly traveled North Preston Highway, offering excellent road frontage and accessibility.

The property features over 8,000 sq ft of insulated metal buildings with five enclosed bays, a full bathroom, and a large covered boat/RV shelter, making it suitable for a variety of commercial or service-based uses. Ample parking enhances its functionality for contractors, automotive services, marine/RV operations, storage, or other trade businesses.

Adding to its flexibility, a 1.5-story single-family residence with 1,400 sq ft above grade and 720 sq ft below grade sits on the property. The home is currently leased on a month-to-month basis at \$700/month, providing immediate rental income or potential conversion into office space for an owner-operator.

With its blend of income potential, adaptable commercial space, and prime location, 4510 North Preston Highway is a unique offering in the Bullitt County market—perfect for investors or businesses seeking visibility, functionality, and growth.

- ### ***Currently Anglers Outpost and Marine***



POTENTIAL USES

MIXED-USE COMMERCIAL SITE

If you're looking for a property that gives you options, this one checks every box. Sitting on 1.35 acres with road frontage on North Preston Highway, it's set up in a way that works for a wide range of ventures.



Service & Trades Hub

With five enclosed, insulated bays and over 8,000 sq ft of space, this is a dream setup for anyone in the trades. Think HVAC, plumbing, electrical, roofing, or landscaping companies. There's room for trucks, equipment, and crews — plus the added benefit of office or rental income from the on-site home.



Automotive / Marine / RV Operations

The property's history as Anglers Outpost & Marine proves its strength for repair or service-based businesses. Those bays and the large covered boat/RV shelter are tailor-made for boat repair, car restoration, detailing, RV servicing, or even specialty equipment work.

PROPERTY HIGHLIGHTS | 4510 NORTH PRESTON HIGHWAY



Storage & Flex Space

If you're thinking investment, the multiple structures, insulated storage, and expansive parking make this a ready-made opportunity for contractor storage, boat/RV storage, or even a small logistics hub. Add the existing lease on the residence, and you've got income rolling in from day one.



Live/Work or Mixed-Use

Because it includes a 1.5-story home with a month-to-month tenant already in place, you could live on site, run your business out back, or simply keep it as a cash-flowing rental while operating your commercial use separately.

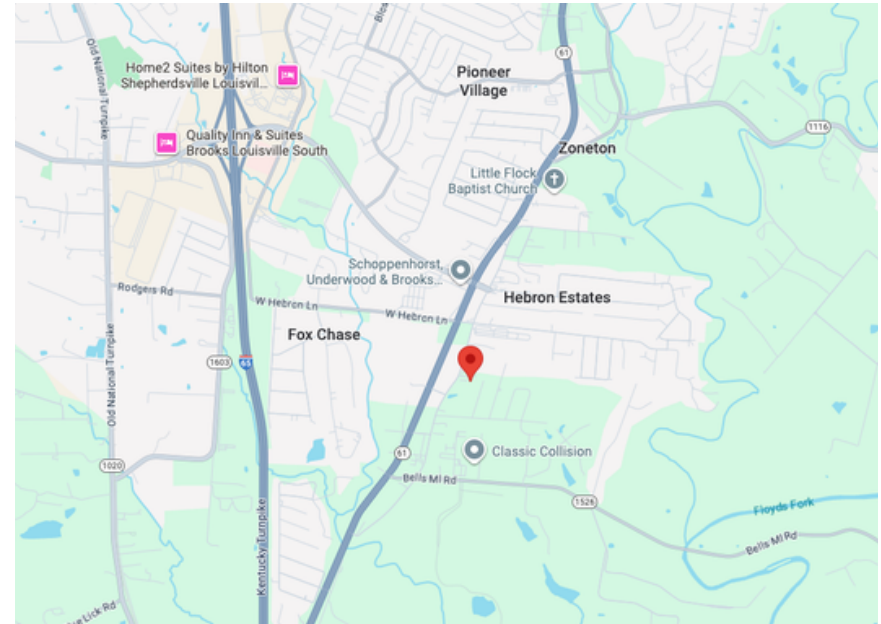
Bottom line: this isn't just a property, it's a platform for business growth. Whether you're an owner-operator who wants to work where you live, an investor looking to maximize rental opportunities, or a trade business needing a central hub, this location delivers the flexibility to make it happen.

PROPERTY HIGHLIGHTS | 4510 NORTH PRESTON HIGHWAY



LOCATION OVERVIEW

MIXED-USE COMMERCIAL SITE



DAILY TRAFFIC COUNTS

STREET: KY-61/N Preston Highway

CROSS: Vickie Way

CROSS DIRECTION: 0.10 miles S

2024: 18,305

MULTI-USE COMMERCIAL SITE HIGH VISIBILITY | FLEXIBLE USE | STORAGE, BUSINESS, & RENTAL POTENTIAL