± 3,000 SF Commercial Building For Sale or Lease

SVN
STONE COMMERCIAL REAL ESTATE

118 Lester Street

BEREA, KY 40403

PRESENTED BY:

NEAL METCALFE
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PROPERTY SUMMARY

COMMERCIAL BUILDING FOR SALE OR LEASE

118 LESTER STREET
BEREA, KY 40403

OFFERING SUMMARY	
SALE PRICE:	$349,000
LEASE RATE:	$1,900 per month (MG)
BUILDING SIZE:	3,000 SF
AVAILABLE SF:	3,000 SF
LOT SIZE:	0.24 Acres
PRICE / SF:	$116.33

PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to offer FOR SALE or LEASE this Commercial multi-use property in the heart of Berea, KY. This property offers versatility for the Owner Occupant, or Investor. With ground floor square footage of ± 3,000 square feet, it caters to a variety of business needs. The property is zoned B-2, a major business zone, and wide range of uses. The electric, windows, drywall, lighting, and exterior paint were all updated in recent years, and the loft space could be ideal for a live in owner, or apartment for income. It also offers a private parking lot and a drive-in door.

For additional information, please contact Neal Metcalfe at 859.312.8069 / / neal.metcalfe@svn.com.

PROPERTY HIGHLIGHTS

- ± 3,000 SF office / flex warehouse
- 0.24 Acre site
- Drive-in door
- Apartment or Live in Owner Loft
- Private Parking Lot
- B-2 Berea City Zoning - Wide range of Uses
- Updated Electric, Lighting, Windows, Drywall in 2023

UPDATED INTERIOR SPACES

LIVE-IN LOFT OR PRIVATE OFFICE

B-2 ZONING IN A GREAT AREA

For marketing purposes only, exact locations not warranted
Berea College
God has made of one blood all peoples of the earth
CHI Saint Joseph Health
City of Berea, Kentucky Parks & Recreation 1890
Apollo Pizza
H&R Block
Greyhound
Club Arena Berea, KY
Becky's Breads
W Jefferson St 6,700+ VPD
N Broadway St
Lester St
Berea, KY Multi-Use Commercial Building
118 Lester St
Berea, KY
±3,000 SF For SALE or LEASE
SVN
Stone Commercial Real Estate

ADDITIONAL PHOTOS

ADVISOR

NEAL METCALFE

Senior Advisor

neal.metcalfe@svn.com
Cell: **859.312.8069**

PROFESSIONAL BACKGROUND

Neal Metcalfe is a Senior Advisor with SVN Stone Commercial Real Estate, specializing in the sale and leasing of retail, office, industrial, and land properties, as well as property management across Central and Eastern Kentucky. With his SVN practice dating to 2012, Neal brings a client-first approach grounded in deep market knowledge and long-standing community relationships.

Before transitioning to commercial real estate, Neal built over two decades of commissioned sales experience in broadcasting and digital media marketing, including roles with NBC affiliate WLEX-TV, WVLK AM/FM, and multiple corporate radio and marketing groups. That background gave him a strong foundation in B2B relationship-building, marketing strategy, and working directly with business owners and decision-makers — skills he applies daily in his real estate practice.

Neal is deeply rooted in the Central Kentucky community. He has served on the CCIM Lexington Board, the Commercial Property Association of Lexington (CPAL), the Richmond Chamber of Commerce Governing Board, the Economic Development Committee, the Madison County Planning and Zoning Board, and the KCREA Board. He also supports Young Life Madison County, Immanuel Baptist Church, and other local nonprofits and ministries.

Outside of work, Neal enjoys golf, travel, Airstream camping, and working on his home. He resides in Richmond, Kentucky with his wife, Christy, and they have two daughters, Mayson and Emma. You can contact Neal at 859-312-8069 or neal.metcalfe@svn.com.

EDUCATION

1992- B.S. Broadcasting- Communications- Eastern Kentucky University Richmond, KY
1990- A.A..Communications- University of Kentucky, Lexington, KY

MEMBERSHIPS

CPAL- Commercial Property Association of Lexington
Richmond Chamber of Commerce Board Member and Economic Development Committee

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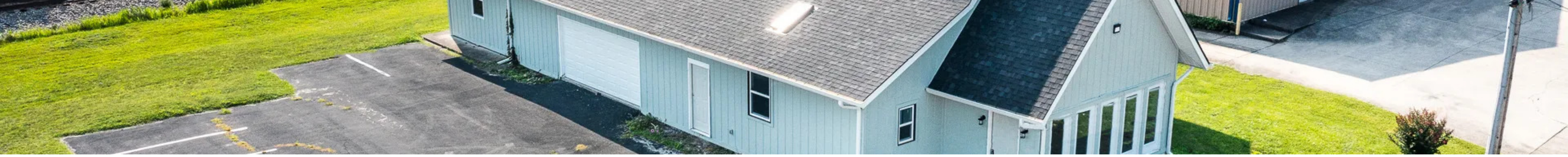
Lexington, KY 40508
859.264.0888



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase or lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.