

Draft

St. Matthews - 66-Unit Multifamily Portfolio

610 Breckenridge Ln, Louisville, KY 40207



For Sale

Multifamily

Building Size	65,710 SF
Lot Size	2.58 ac
County	Jefferson
Parcel APN	002800660000
Listed	08/24/2026
Updated	08/25/2026
Listing ID	4956d652

Overview

Hoagland Commercial is pleased to present a rare opportunity to acquire a 66-unit multifamily portfolio comprised of four strategically located properties in the heart of St. Matthews, one of Louisville's most desirable and supply-constrained multifamily submarkets.

The portfolio offers a compelling value-add investment opportunity with multiple avenues for near-term NOI growth and long-term value creation. Current ownership has completed meaningful unit turns across a majority of the vacant units, along with select common area and exterior improvements, positioning a new owner to capitalize on lease-up and rent growth with limited near-term capital requirements.

With 11 of the 66 units currently vacant (17%), the portfolio provides an immediate opportunity to capture additional income through lease-up. The investment also presents a significant mark-to-market opportunity, with blended in-place rents approximately 28% below current market rents and approximately 20% below the high-water mark at the individual properties. Combined, the existing vacancy and substantial rental rate discount provide a clear path to meaningful NOI growth and enhanced asset value.

Properties may be purchased individually or as a portfolio.

Please contact the Listing Agents for additional details.

Properties:

- Plymouth Village Apartments (24 Units; 2BR / 1.5BA) - 610-620 Breckenridge Lane
- Church Way Apartments (17 Units; 1BR / 1BA) - 4219-4221 N. Church way
- Grandview Apartments (17 Units; 2BR / 1BA) - 3815 Grandview Avenue
- Nanz Avenue Apartments (8 Units; 2BR / 1BA) - 3814-3816 Nanz Avenue

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Listing Details



Chapman Silander

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Building Details

Building Name	Building Class	Year Built	Total Units	Laundry
Plymouth Village Apartments	B	1969	66	Shared

Property Details

Zoning	Zoning Desc.	Property Use Type	Property Status
R6 / R7 / OR3	Residential Multifamily District	Investment	Existing

Location

Submarket
St. Matthews

Hoagland Commercial



Chapman Silander

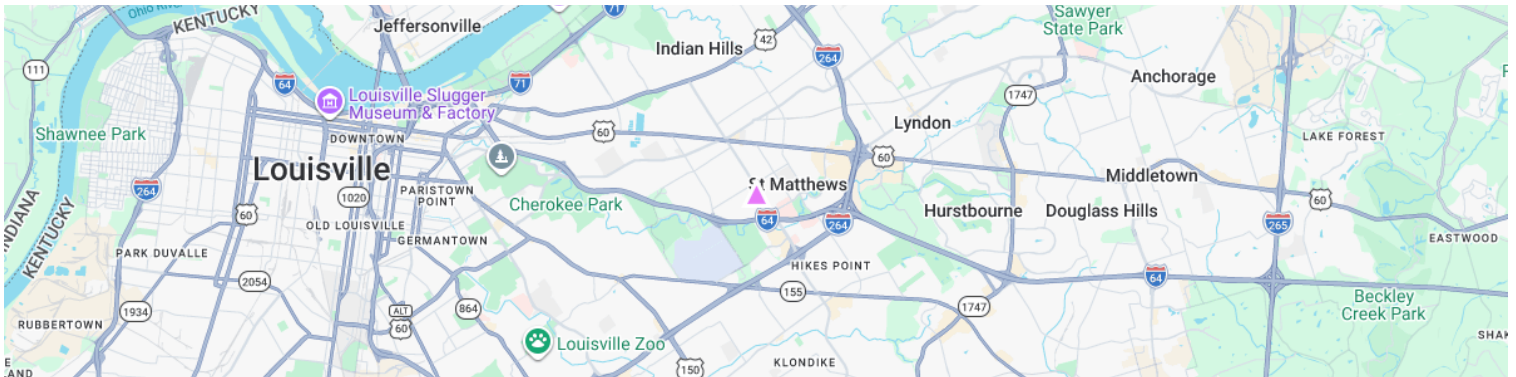
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Location



Additional Images



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