

# WINCHESTER OPERA HOUSE FOR SALE AND LEASE



## 101 SOUTH MAIN STREET WINCHESTER, KY 40391



Greg Leveridge  
859.421.8959  
Greg@BALRealEstate.com



Lara Thornbury  
859.771.2552  
Lara@BALRealEstate.com

## PROPERTY DESCRIPTION:

20,548 SF  
\$1,750,000

101 S. Main Street is a fully-restored historic Opera House in the heart of Downtown Winchester. Now functioning in a multiple use capacity, including gallery space, 7-years-running successful restaurant space, wedding event and reception space, and office space. No detail was overlooked in this extensive renovation, now inclusive of multiple commercial kitchens, interior elevator, gracious entertainment spaces, and an abundance of old-world charm through hardwood floors, large windows, exposed brick, and functioning fireplaces. In fact, the Opera House renovations earned the Clyde Carpenter Adaptive Reuse Award from the Bluegrass Trust Historic Preservation Commission. This offering is extremely flexible in that a new owner can step in and operate the same uses already in place, including Lease Back potential from Loma's which is owner occupied, or use the flexible layouts for its own preferences. It is also in the Opportunity Zone, and Downtown Winchester KY offers numerous grants for both renovations and business development should a buyer wish to participate.

\*Business purchase is not included in the real estate offering

## PROPERTY HIGHLIGHTS:

- Home of the successful and delicious Loma's at the Opera House restaurant and bar, and The Winchester Opera House Ballroom
- Ideally located in the heart of Downtown Winchester
- Property benefits from the City of Winchester's investment in neighboring High Side Improvement Project which included \$5.5 million invested in new angled parking, new sidewalks and added ramps making the downtown area more accessible as well as 13 new high end apartments with 10 more in development.
- Related links below:

**DRONE VIDEO:**

**[OPERA HOUSE WEBSITE:](#)**

**INTERIOR VIDEO:**

**[LOMA'S WEBSITE:](#)**

**EVENT WEBSITE:**

**[WINCHESTER GRANTS:](#)**



## AVAILABLE FOR LEASE:

**First Floor Restaurant Space: \$4,500/month + Utilities**  
**Floors 2 & 3: \$10,000/month + Utilities**

### First Floor Restaurant Space

A very successful **restaurant space is now available for lease** in the heart of downtown Winchester. This turnkey location features a **fully equipped commercial kitchen** with everything you need to start operating right away. Guests will love the **beautiful bar area**, a cozy **fireside dining room**, and a **private event space in the back** - perfect for hosting gatherings, celebrations, or special dinners.

### Second and Third Floor

The **Winchester Opera House Ballroom** has been a successful full-scale **wedding and event venue** for over 15 years, and a rare opportunity is now available. The current owner is retiring and is looking to **lease the 2nd and 3rd floors of the Opera House**, ideally to someone who would continue using the space as an event venue.

#### The **Second Floor** features:

- A welcoming **fireside room** perfect for greeting guests or hosting smaller events and weddings
- A **grand ballroom** that can accommodate **up to 400 guests** (or 300 with a dance floor)
- A **large prep kitchen** and **elevator access** for convenience

#### The **Third Floor** Includes:

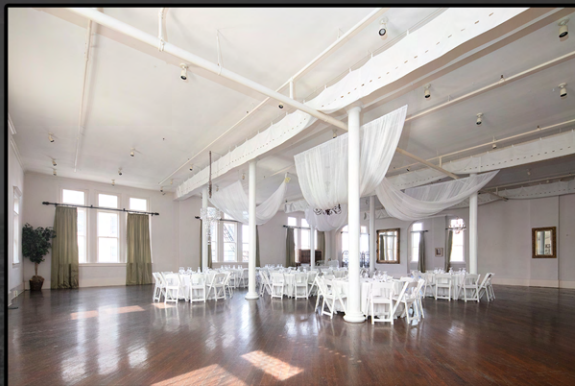
- Office space for venue operations
- Storage areas for **tables and chairs**
- A **bridal suite** for the bride and bridesmaids to get ready, as well as a **groom's lounge** for the groomsmen
- A **small kitchen** for added convenience

This beautiful historic space also showcases **original wood floors, soaring 16-foot ceilings, and large windows** that create a stunning setting for weddings, receptions, and special events. If you've ever dreamed of running a **wedding or event venue**, this is a rare chance to step into an established and beloved space. Opportunities like this don't come around often. If you've been dreaming about opening or expanding your restaurant, this could be the perfect spot.



SPACE, PLACE & SOUTHERN GRACE

# ADDITIONAL PHOTOS







HISTORIC HP THOMPSON  
SUBDIVISION