



Multi-Story Office Building

311 N Arnold Ave
Prestonsburg, Kentucky 41653

Property Highlights

- ±70,277 SF multi-story office building for sale
- Stabilized investment office building with exceptional rental history in the heart of downtown Prestonsburg
- Excellent opportunity for owner-user, government agency, educational institution, healthcare provider, or regional office headquarters
- Flexible floor plans suitable for single or multi-tenant occupancy
- Priced well below replacement cost
- Located within the commercial center of Prestonsburg, the economic hub of Eastern Kentucky
- Minutes from Big Sandy Regional Medical Center and other healthcare providers
- Convenient access to US 23 and KY 114, providing regional connectivity throughout Eastern Kentucky
- Serves the surrounding regional communities of Pikeville, Paintsville, Martin, Allen, and neighboring counties

Offering Summary

Sale Price:	\$7,250,000
Building Size:	70,277 SF

For More Information

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Vice President

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Commercial Real Estate Services, Worldwide.

For Sale

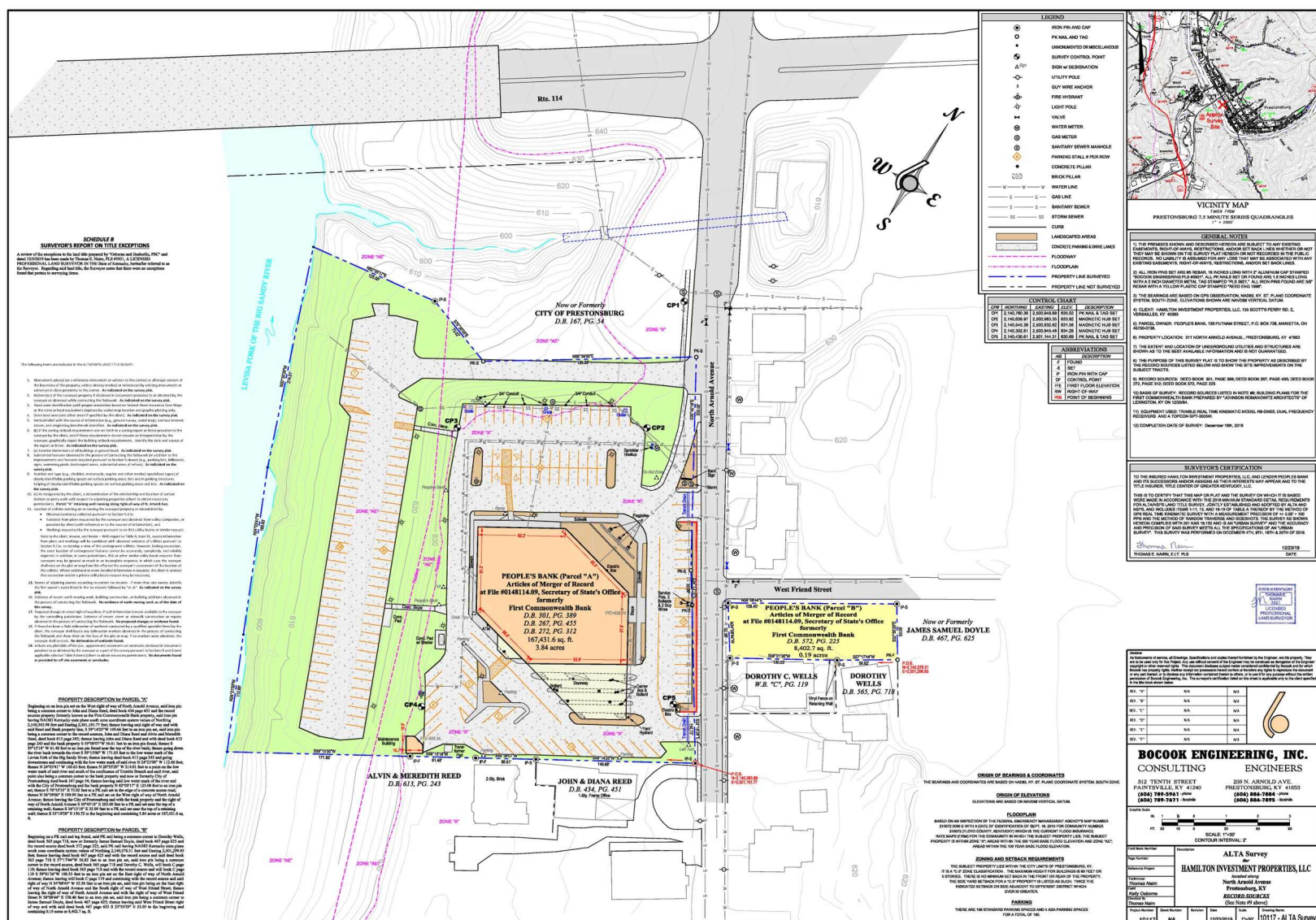
70,277 SF | \$7,250,000

Office Building



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Projected Income & Expenses

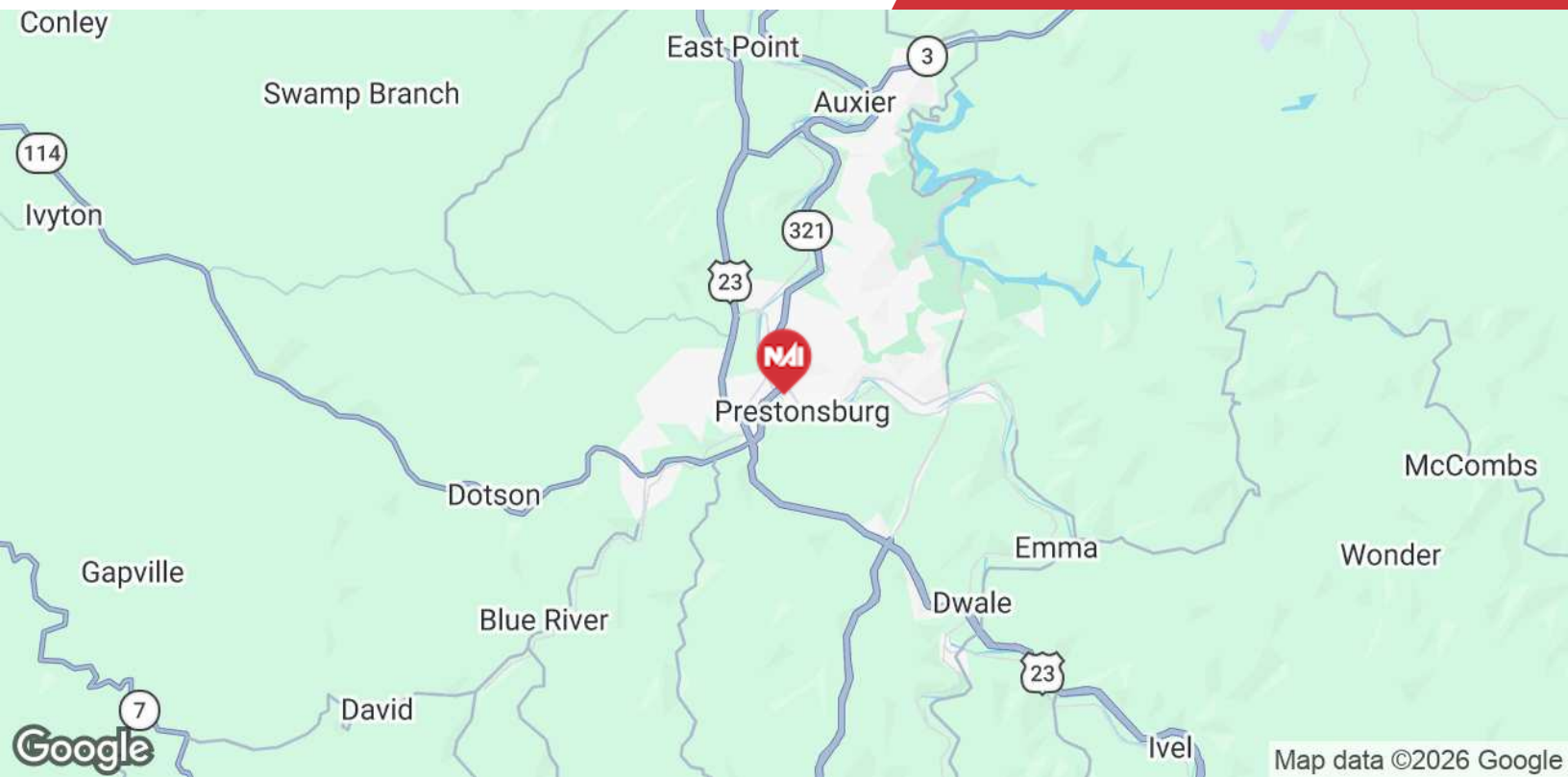
Total Revenue	\$896,558.88
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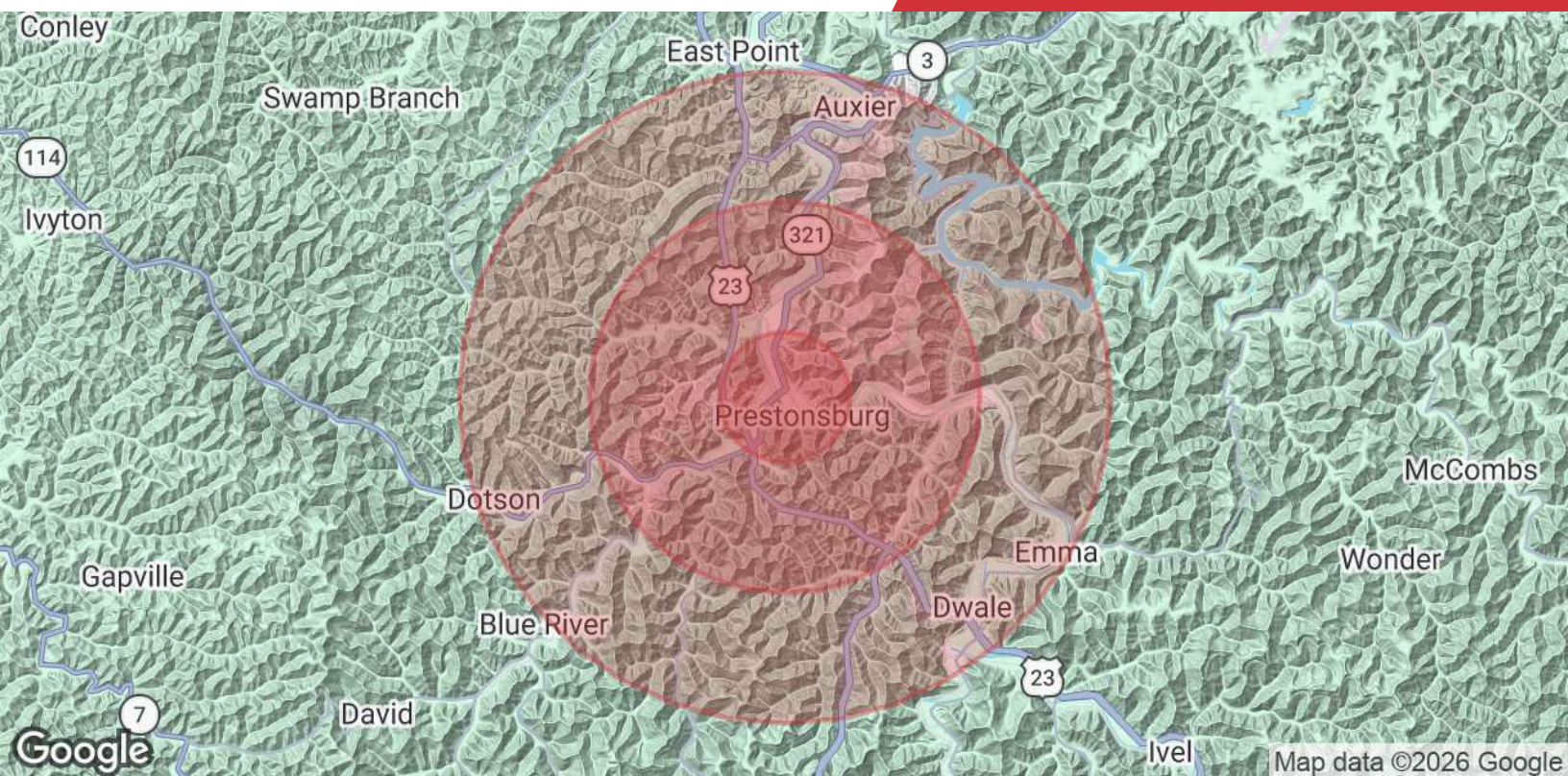
Operating Expenses

Property Tax	\$45,574.90
Property Insurance	\$13,030.73
Snow Removal	\$11,100.00
Landscaping	\$7,483.10
Janitorial	\$19,541.16
Business Tax & License	\$50.00
Maintenance / Repair	\$17,572.37
Plumbing	\$4,400.00
Supplies	\$3,500.23
Miscellaneous Expenses	\$1,849.49
Utilities	\$18,404.06
Utility - Electricity	\$154,864.39
Elevator Contract	\$5,268.00
Heating, Vent., Air-Cond.	\$13,405.46
Exterminating	\$874.00
Management Fee (4%)	\$35,862.36

Total Operating Expenses	\$352,780.25
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Net Operating Income	\$543,778.63
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,440	5,270	9,469
Average Age	38.8	39.5	40.4
Average Age (Male)	34.3	38.0	39.4
Average Age (Female)	45.5	42.2	41.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	599	2,067	3,763
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$53,664	\$65,891	\$68,995
Average House Value	\$132,311	\$123,539	\$119,985

2025 STDB Demographics