

Active
New Listing

MLS #: 26009655
DOM/CDOM: 0/0

111 E Main Street, Wilmore, KY 40390

List Price: \$229,900



Property Type: Commercial Sale
Property Sub Type: Business
County: Jessamine
MLS Area Major: 009 - Jessamine County
Subdivision: Downtown
Accessibility Feat: No
Cooling YN: Yes
Heating YN: Yes
Year Built: 1980

Number Of Buildings: 1
Building Area Total: 1,867
Building Area Units: Square Feet
Lot Size Acres: 0.0689
Lot Size SqFt: 3,000
Lot Size Dimensions: 30' x 100'
Road Frontage Feet: 30
Living Area Units: Square Feet
Stories Total: 1
Basement YN: No

Comp Sale YN: No

Parcel Number: 024-10-13-005.00
Zoning: Other
Zoning Description: Commercial
Tax Rate: 1.2600

Listing Contract Date: 05/01/2026

Status Change: 05/01/2026
Possession: Subject To Tenant Rights; Other
Original List Price: \$229,900

Public Remarks: Prime opportunity to own a well-located commercial building in the heart of Wilmore's active and walkable downtown district. This 1,867 SF (per appraisal) one-story building sits on a 30' x 100' lot just steps from Asbury Theological Seminary and minutes from Asbury University, surrounded by local shops, dining, and daily foot traffic. The property is currently occupied by Solomon's Porch, a well-established café, restaurant, and catering business that has served the community for over 20 years (business not included in sale). The tenant operates on a month-to-month basis and has expressed a desire to remain, offering immediate in-place income with flexibility for future use or redevelopment. Effective July 1, 2026, rent has been increased to \$1,050 per month (\$6.75/SF/YR), reflecting a meaningful adjustment from historically below-market levels under prior ownership and providing a foundation for potential future upside. Pursuant to the existing lease, Tenant holds a right of first refusal to purchase the property, including a ten (10) day period to elect to match the terms of any bona fide third-party offer. Ideal for investors seeking a value-add or stable income opportunity, as well as owner-users looking to establish a presence in one of Central Kentucky's most unique and close-knit communities.

Directions: From Harrodsburg Road out of Lexington (US 68), turn left onto Hwy 29 toward Wilmore (becomes Lexington Road), then at 2nd stop light, turn left onto East Main Street. Property is on the left. **Latitude:** 37.860495 **Longitude:** -84.661728

Building and Property Details:	Lot Expansion Potential YN: No; Railroad Siding YN: No; # of Men's Restrooms: 1; # of Women's Restrooms: 1; Seating Capacity: 35; Maximum Ceiling Height: 9.5	Business Type:	Food & Beverage; Restaurant
Building Features:	Concrete Floor; Kitchen Facilities; Tile/Brick Floor; Vinyl Flooring	Existing Lease Type:	NN
Heating:	Natural Gas	Tenant Pays:	Electricity; Exterior Maintenance; Gas; Insurance; Interior Maintenance; Sewer; Trash Collection; Water
Cooling:	Electric	Sale Includes:	Building(s)
Roof:	Metal	Construction Materials:	Block
Electric:	200+ Amp Service	Docks:	None
Sewer:	Public Sewer		
Water Heater:	Gas		
Utilities:	Electricity Connected; Sewer Connected; Water Connected		

Listing provided courtesy of:



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