

FOR SALE OR LEASE - 409 Broadway



GORGEIOUS HISTORIC DOWNTOWN PROPERTY!

UNIQUE historic building 12,600+/- SF in downtown Paducah, just 4 blocks from the river! This building is a MUST SEE, with 3 floors, ceiling heights ranging from 7-20 ft, plus front and back mezzanines give it plenty of space to accommodate your needs. The building has the ability to transform and bring to life retail/offices/restaurants on the first and second floor and the third floor can easily be converted into the highly sought after condominiums overlooking Broadway. Come take a look at this unique and exquisite property, don't miss out on the perfect opportunity to own and renovate a beautiful piece of Paducah's history!

Building can also be broken down and leased-details on next page



MLS#40188

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Broker

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FIRST FLOOR



FIRST FLOOR



MEZZANINE 1



MEZZANINE 2



SECOND FLOOR



SECOND FLOOR



SECOND FLOOR



SECOND FLOOR

PURCHASE all 3 floors - \$449,900 **LEASE floor 1+mezzanines- \$2,100/month**
LEASE floor 1+2+mezzanines- \$3,250/month **LEASE floor 2 - \$1,150/month**