

# OFF THE RAILS TASTING ROOM & WINE DEPOT

2118 Bruce Ave | Louisville, KY

OFFERING MEMORANDUM



CONFIDENTIAL LISTING - ONLY CONTACT AGENT

 Dahlem

# Off the Rails Tasting Room & Wine Depot

## CONTENTS

01 Executive Summary  
Investment Summary

02 Property Description  
Aerial Map  
Property Images

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## OFFERING SUMMARY

ADDRESS	2118 Bruce Ave Louisville KY 40218
COUNTY	Jefferson
BUILDING SF	7,200 SF
LAND ACRES	.78
TASTING ROOM SF	3,600 SF

## FINANCIAL SUMMARY

PRICE	\$825,000
PRICE PSF	\$114.58

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	10,832	97,352	251,123
2023 Median HH Income	\$52,837	\$58,222	\$65,013
2023 Average HH Income	\$69,880	\$85,542	\$95,106

### Entire Building

- Entire Building: Tasting Room & Second Floor Event Space/Apartment - For Sale Along with Extensive Bourbon Inventory and Equipment
- Individual Sections For Sale

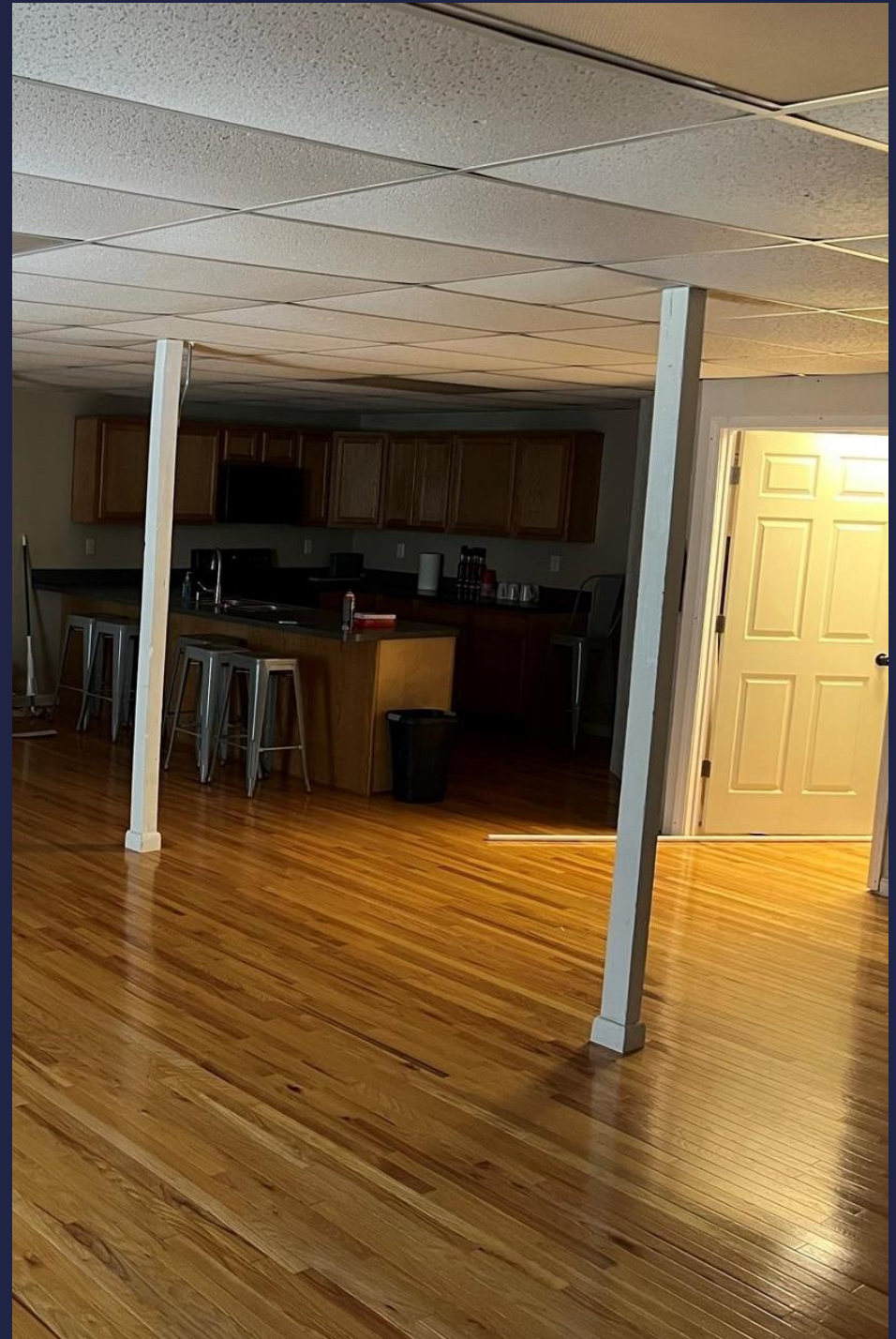
### Tasting Room

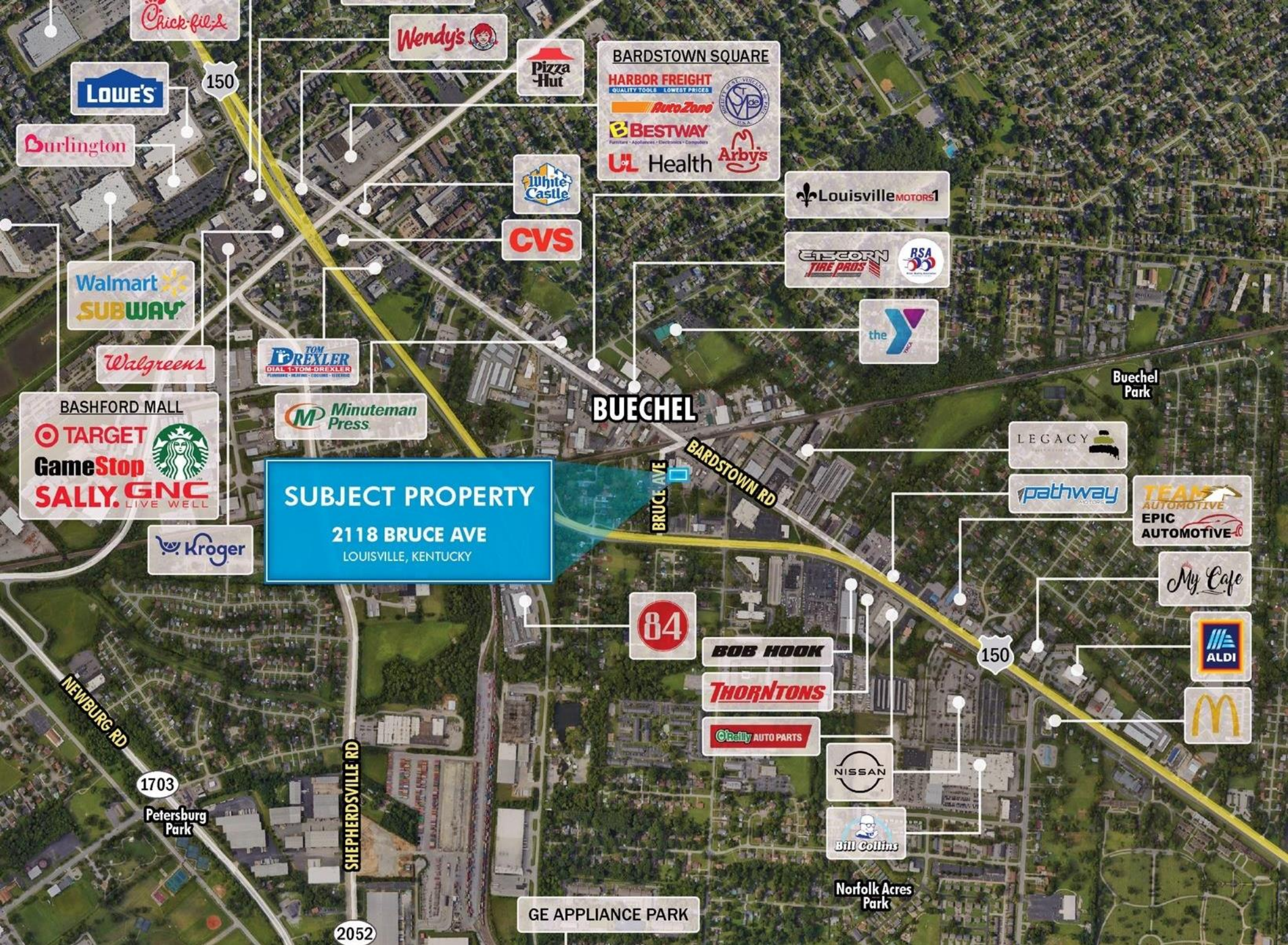
- Equipment & Unique Bourbon Inventory is Additionally For Sale
- Established, Operating Business - Open Since 2020
- Ideal Set Up for Brewery
- High-End/New Finishes
- Operating Kitchen



## Second Floor

- Total SF - 3,600
- Office, Storage Room, Event Space
- Apartment Featuring 2-3 Bedrooms & 2 Bathrooms. Airbnb Ready, Perfect for Bourbon Enthusiasts!





**SUBJECT PROPERTY**  
2118 BRUCE AVE  
LOUISVILLE, KENTUCKY

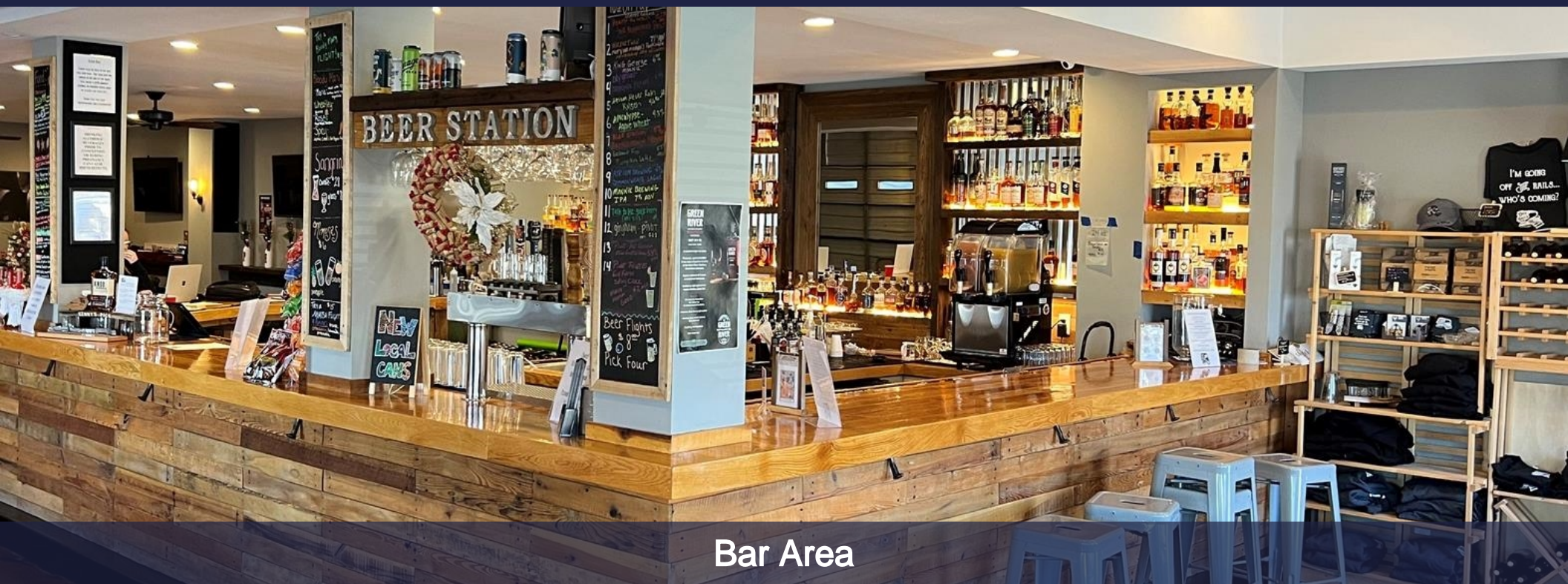
- Chick-fil-A
- Wendy's
- Pizza Hut
- BARDSTOWN SQUARE
- HARBOR FREIGHT
- AutoZone
- BESTWAY
- UL Health
- Arbys
- White Castle
- CVS
- LouisvilleMOTORS1
- ETECORN TIRE PROS
- RSA
- the Y
- Walgreens
- TOM DREXLER
- Minuteman Press
- BUECHEL
- BARDSTOWN RD
- BRUCE AVE
- LEGACY
- pathway
- TEAM AUTOMOTIVE
- EPIC AUTOMOTIVE
- My Cafe
- ALDI
- McDonald's
- 84
- BOB HOOK
- THORNTONS
- Greally AUTO PARTS
- NISSAN
- Bill Collins
- Norfolk Acres Park
- GE APPLIANCE PARK
- 150
- 1703
- Petersburg Park
- SHEPHERDSVILLE RD
- 2052
- NEWBURG RD
- Buechel Park
- Walmart
- SUBWAY
- Walgreens
- BASHFORD MALL
- TARGET
- GameStop
- SALLY. GNC
- Kroger
- LOWE'S
- Burlington



Bar Area



Kitchen Area



Bar Area



Second Floor - Event Space



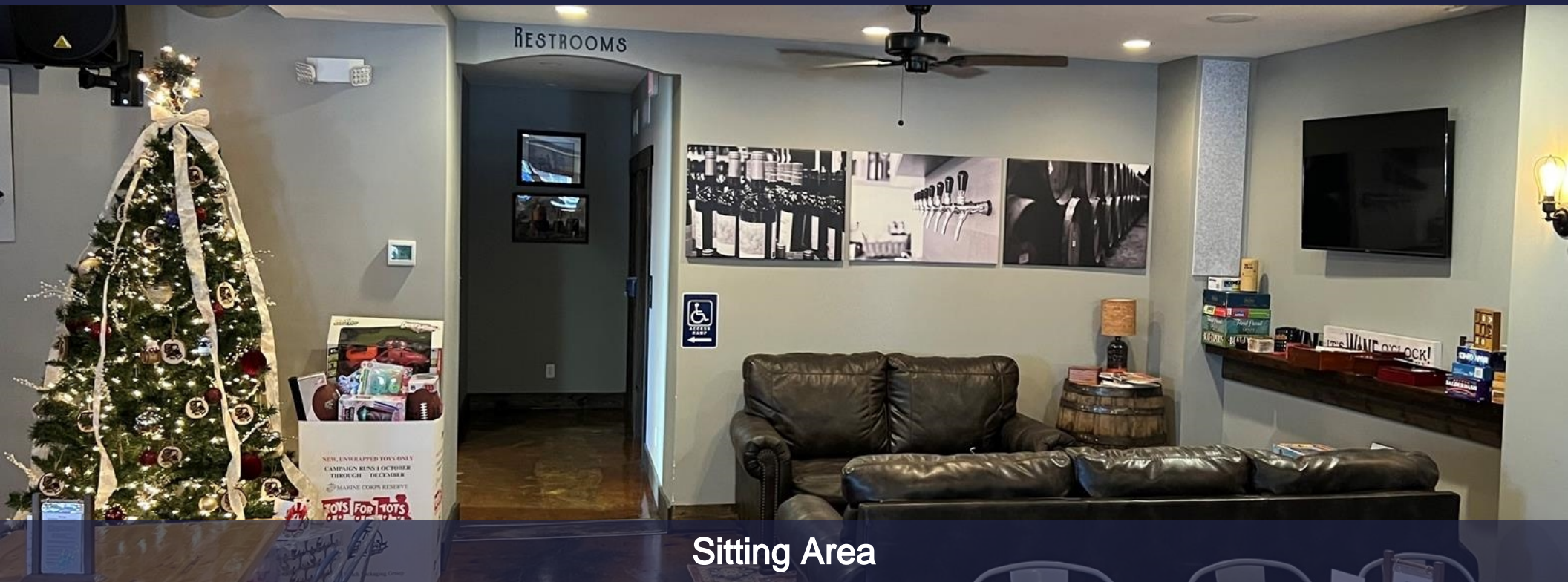
Second Floor - Bourbon Room



Second Floor - Wet Bar



Sitting Area



Sitting Area



# Off the Rails Tasting Room & Wine Depot

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