

Property Photos with Notes

4140 Accomack Dr., Louisville 40241



This well-maintained commercial property presents an opportunity to acquire a highly functional, purpose-built space with exceptional adaptability for a variety of future uses.

Designed for efficiency and supervision, the property features a thoughtfully configured layout with administrative offices, multiple large classroom or activity spaces, dedicated restroom facilities throughout, commercial kitchen infrastructure, laundry facilities, abundant storage, and secure outdoor play/recreation areas.



Opportunity Awaits!

Currently operating as Logan's Treehouse, a childcare center, this real estate is zoned R4 with a conditional use permit.



Two large bay windows are on either side of the covered double door security entrance.



Front Office

Featuring bay window, closet, and door with pass-through to second office/waiting room/reception.



Kitchen

Featuring cabinetry, a sink, half bath, closet, and bay window.



Foyer and Front Area

The front area of the building has the kitchen and two rooms/offices, including one with a reception window and two closets.

There is a pantry-style closet off the hallway, and an open area with stairs leading to the basement.

At the end of the hallway are double doors which lead to a large open room.



Off of the large open room is an industrial style kitchen, a laundry room with sink, mop closet, five closets and two half bathrooms.



Industrial Kitchen

A spacious, functional main kitchen is equipped for daily operational use, featuring a triple sink, additional prep sink, dishwasher, range, refrigeration, and supporting utility infrastructure—an excellent asset for continued childcare operations or other commercial applications.



Five Large Open Rooms off Center Main Room

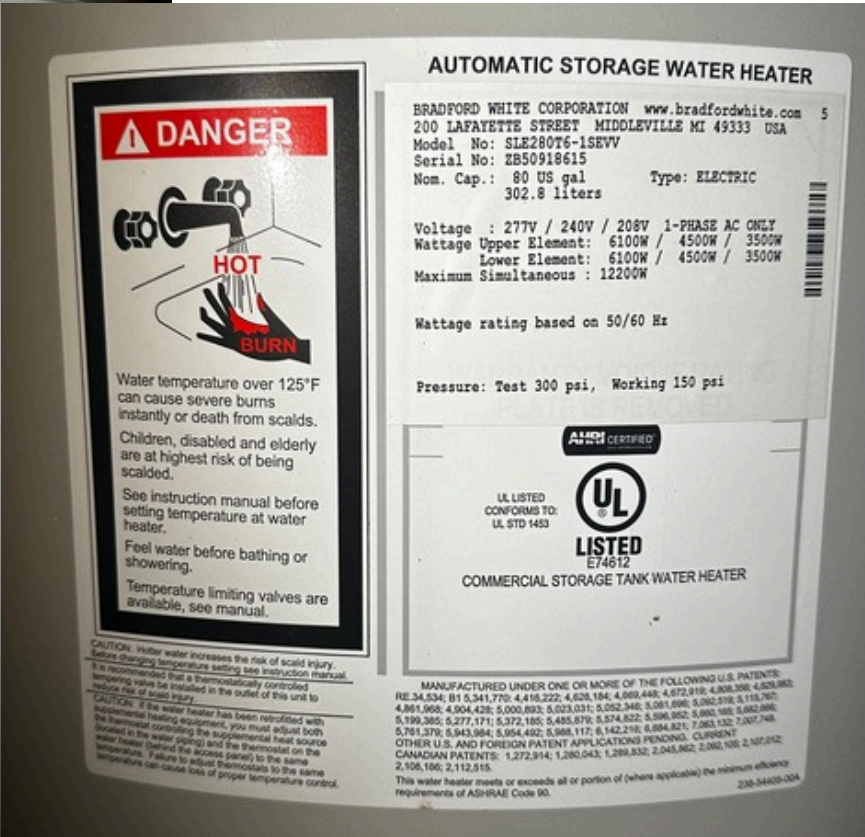
There are five, large, open-concept rooms, each with half bathrooms with sinks and toilets, with the exception of Room 1, which is plumbed for a toilet, but has sinks currently.



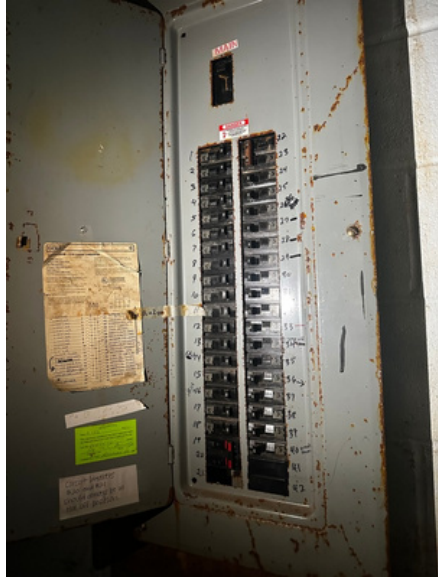
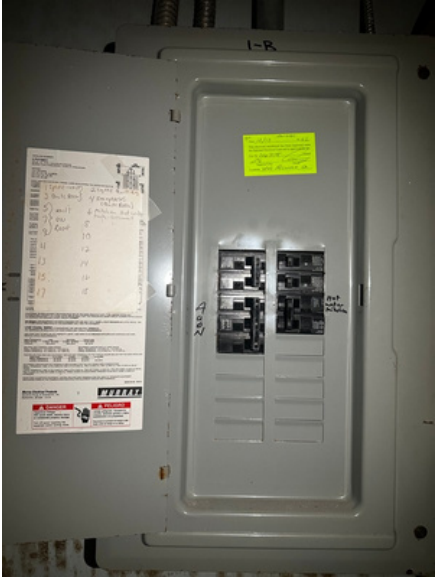
The Gould I-T-E Circuit Breaker is located in the basement.



Bradford White commercial storage
80 gal electric water heater, model
no. SLE280T6-1SEVV

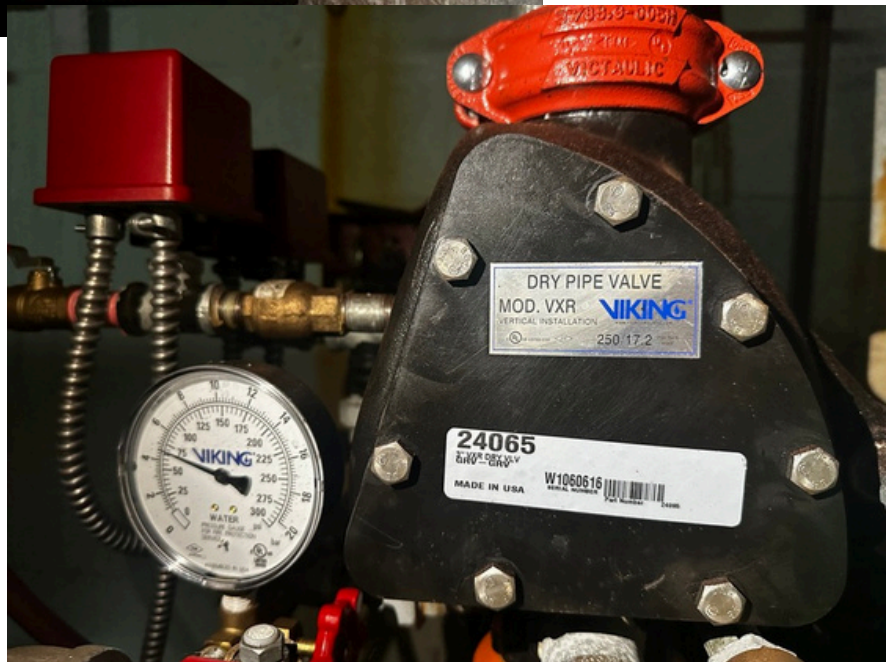
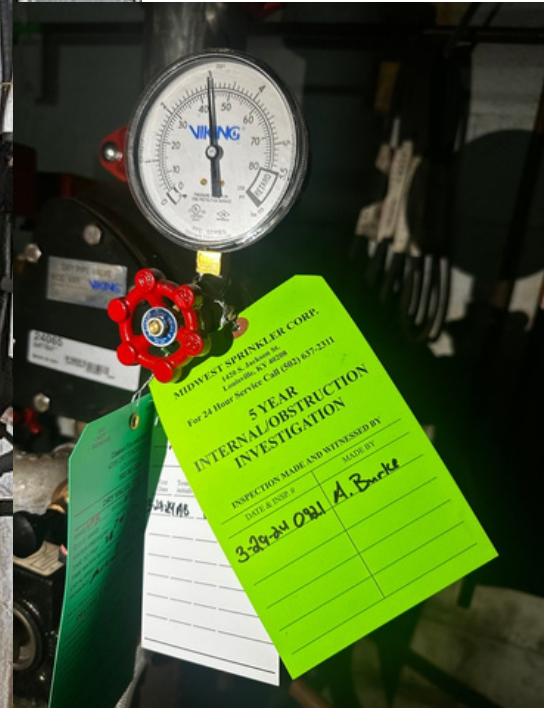


Multiple breaker boxes are located throughout the property.

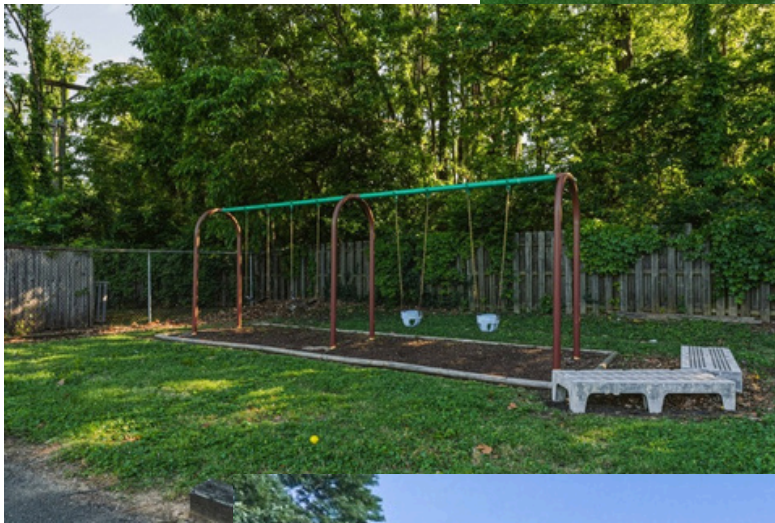




Industrial Dry Pipe Valve
sprinkler system with
inspection tags.



Since the property is currently being used as a childcare facility, the outside areas by the doors are fenced in and contains playground equipment.



The lot size is approximately 1.3 acres, and all built-in recreational equipment will stay with the property.



There is a half-circle driveway in the front of the building, and a parking lot on the south side of the building, with approximately 12 parking spots, and 2 accessible parking spots. There is also room to expand the lot.



The location of this property, in the east end of Louisville, is perhaps one of its largest draws. With the growth to the area, and the proximity to the Ford Truck Plant off Chamberlain Lane (about 1 mile), I-265, Springhurst Towne Center, and The Paddock Shops, this will be an incredible business opportunity!



Ford Motor Company Truck Plant

Auction Property