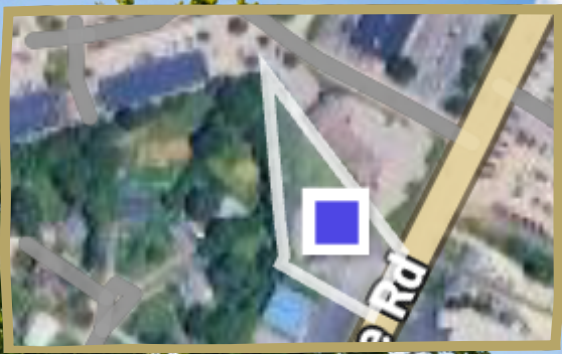




FOR SALE/LEASE

**OLDHAM COUNTY
MEDICAL 4,740 SF +/-
6435 KY-146, CRESTWOOD,
KY 40014**

Rare opportunity to own a highly visible commercial property in the heart of Crestwood's business and education district. Located at 6435 Highway 146, this former orthodontic and counseling office offers flexible space for medical, professional, or service-based users, with additional leasing potential on the lower level. Commercially zoned and positioned in a market with limited office inventory, the property benefits from strong traffic, excellent accessibility, and growing demand driven by Crestwood's expanding population and business community. The current daycare tenant is expected to vacate by August 1, 2026, creating an ideal opportunity for an owner-occupant or investor.

SALE PRICE: \$1,200,000

**AVAILABLE AREA:
4,740 +/- Sq. Ft.**

ZONING: COMMERCIAL C-3

**Contact:
John Leeper
502-480-6024**

JLEEPER@ALTONWEBB.COM
altonwebb.com



ALTON WEBB
COMMERCIAL REAL ESTATE

All information herein is believed to be reliable, but no guarantee or warranty and no expressed or implied representation is made herein, and all is subject to error or change. All size approximations, drawings/graphics and the current or future performance or use of the property is not guaranteed. All parties must verify any information independently.



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