

Rendering Estimate Available!

**1700 FREDERICA ST.
OWENSBORO KY**



\$549,000

LANDMARK OPPORTUNITY IN THE HEART OF OWENSBORO!

1700 Frederica St. known locally as the LIKENS BUILDING. This 17,564 Sq. ft. two-story multi-tenant office complex is located in a prime location with excellent accessibility. Zoned P-1, the property is currently partially occupied and has previously been home to multiple medical practices making it a versatile space for a wide range of professional uses. Potential to generate additional income with square footage currently unoccupied. Approximately 30 or more parking spaces plus additional street parking make it convenient for both tenants and clients. The opportunity for an expanding business or investor is wide open. This property is centrally located minutes from downtown, and offers existing income producing tenants, and has endless potential. This well known landmark is ready for its next chapter.

Call today for a private touring of this great property!

Risner & Associates Realty Inc.

270-316-5476