

EXCLUSIVE COMMERCIAL OFFERING

4123 FLINTLOCK DRIVE

Second-Generation Restaurant & Bar | Louisville, KY 40216

EXECUTIVE SUMMARY

Prime opportunity to acquire a fully equipped, turnkey second-generation restaurant and tavern featuring full commercial kitchen infrastructure, gaming/entertainment space, and an expansive outdoor patio setup complete with heavy-duty BBQ smoker equipment.

Positioned right off the high-traffic Dixie Highway commercial corridor with M2 Industrial zoning, offering versatile commercial operational potential.

KEY PROPERTY HIGHLIGHTS

- **Turnkey Restaurant & Bar Setup:** Full bar counter with refrigeration, draft beer setup, back-bar displays, and TV entertainment mounts.
- **Commercial Kitchen Infrastructure:** Equipped with commercial exhaust hood system, deep fryers, flat-top grill, reach-in coolers, and walk-in cold storage.
- **Outdoor Experience & BBQ Smoker:** Enclosed rear concrete patio featuring a heavy-duty trailer-mounted smoker grill and picnic seating.
- **Entertainment & Gaming Area:** Dedicated interior space formatted for skill gaming machines, gaming tables, and bar seating.
- **Favorable M2 Zoning:** Flexible industrial district zoning accommodating a wide spectrum of commercial and industrial uses.

INCLUDED EQUIPMENT & ASSETS

• Exhaust Hood & Vent System	Included
• Flat-Top Grill & Commercial Fryers	Included
• Walk-In Cooler & Prep Refrigeration	Included
• Heavy-Duty Trailer BBQ Smoker	Included
• Bar Counter, Stools & Beverage Coolers	Included

ASKING PRICE

\$500,000.00

Turnkey Restaurant / Bar Asset

PRESENTED BY

Bejoy Koshy

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PROPERTY SPECIFICATIONS

Parcel ID / APN	102605330000
Property Type	Commercial Rest.
Zoning Code	M2 (Industrial)
Submarket	Dixie Hwy Corridor
MSA	Louisville, KY-IN
County	Jefferson County

TRANSIT & LOCATION ACCESS

Nearest Highway	US-31W (0.2 mi)
Nearest Interstate	I-264 (1.8 mi)
Int'l Airport (SDF)	8.5 mi

