



## South Lexington Office Building

1830 Versailles Road

Lexington, Kentucky 40504

### Property Highlights

- +/-6,176 SF two-story office building on 0.25 AC
- +/-2,689 SF first floor office space and +/-798 SF second floor currently used as Airbnb
- Additional +/- 525 SF finished basement with separate entrance and +/-2,164 SF unfinished basement
- Seller has recently installed 3 new HVAC systems, new water heater, new floors, new exterior staircase and new light fixtures along with updated plumbing, electrical panels, interior paint and restriped parking lot
- Adjacent to Cardinal Hill Rehabilitation Hospital
- Located on Versailles Road, a major arterial road in Lexington, near Blue Grass Airport, Keeneland Race Course, horse farms, dense residential backup and retail/restaurants
- Nearby retailers include Little Caesar's, Dollar Tree, Family Dollar, Taco Bell, McDonald's, Rite Aid, Speedway, Save-A-Lot and more
- Close proximity to New Circle Road and Lexington's Central Business District
- Zoned P-1, Professional Office
- Sale Price: \$795,000 REDUCED to \$677,500

### Offering Summary

<b>Sale Price:</b>	\$677,500 REDUCED!
<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	6,176 SF
<b>Lot Size:</b>	0.25 Acres

### For More Information

**Al Isaac**

President

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Commercial Real Estate Services, Worldwide.

Price Reduced - For Sale

6,176 SF | \$677,500

Office Building



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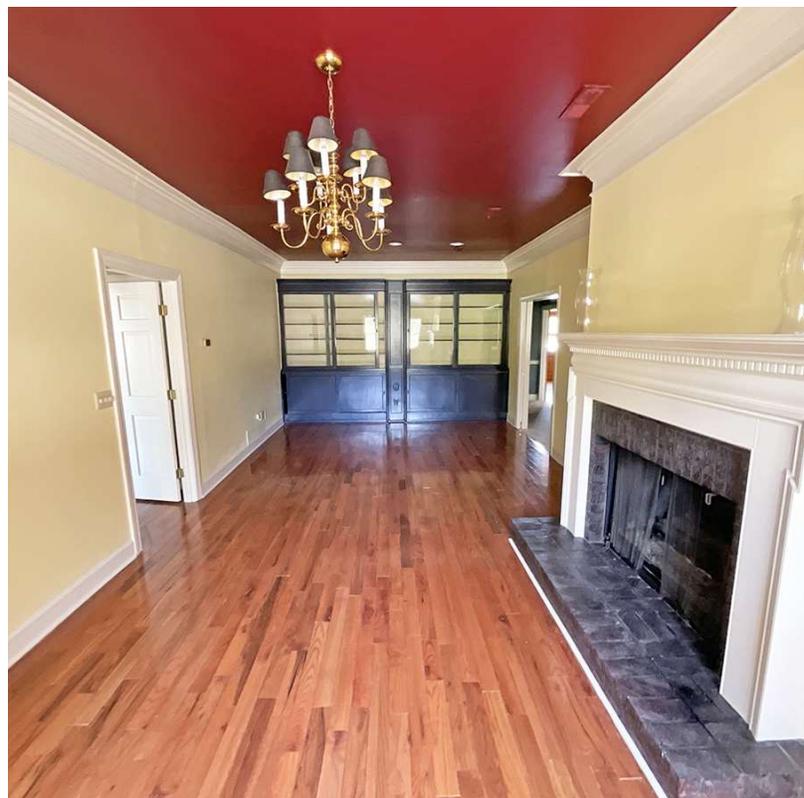
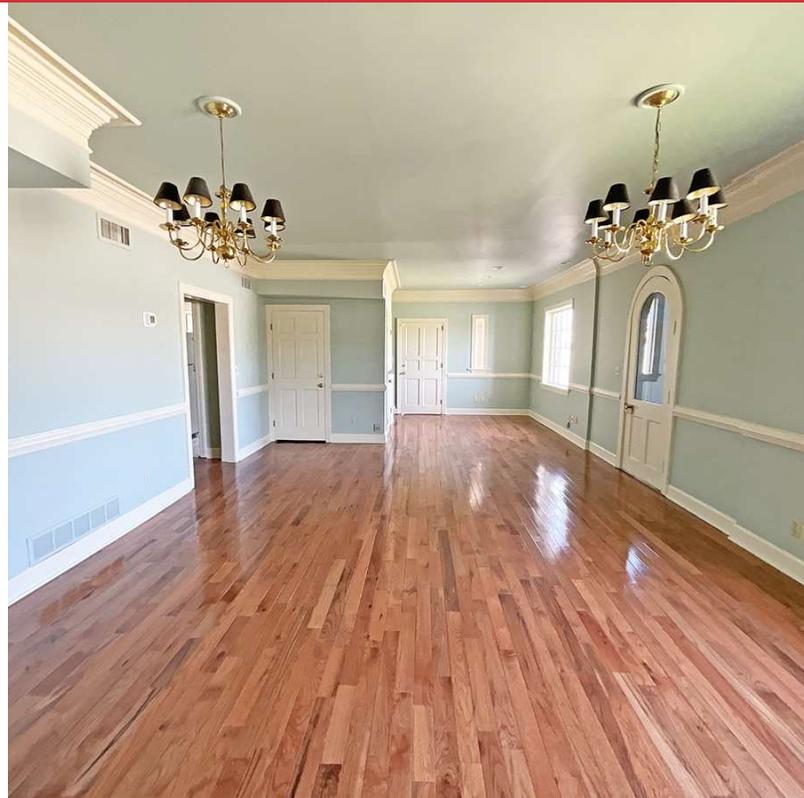
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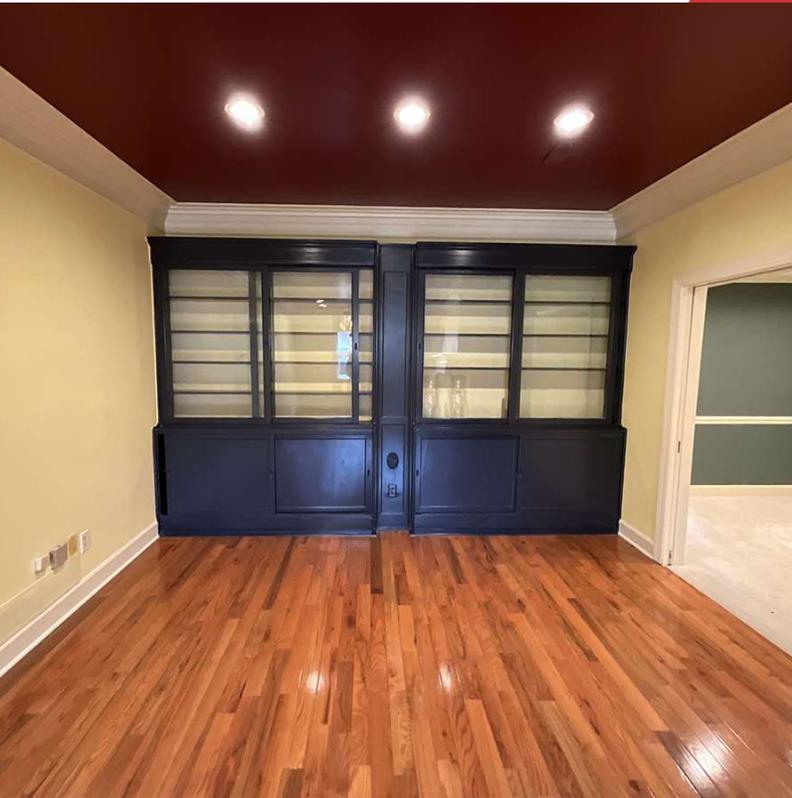
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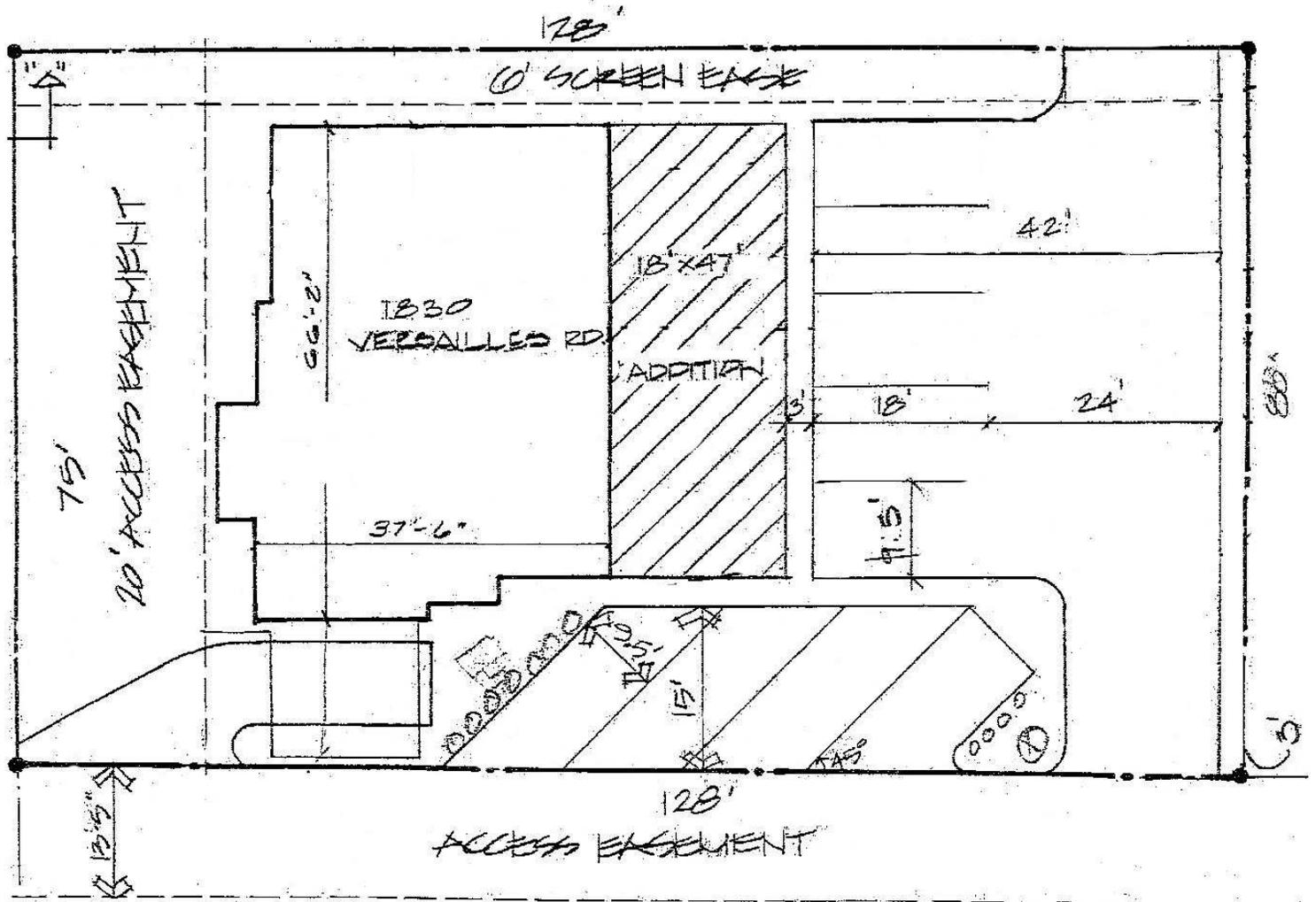
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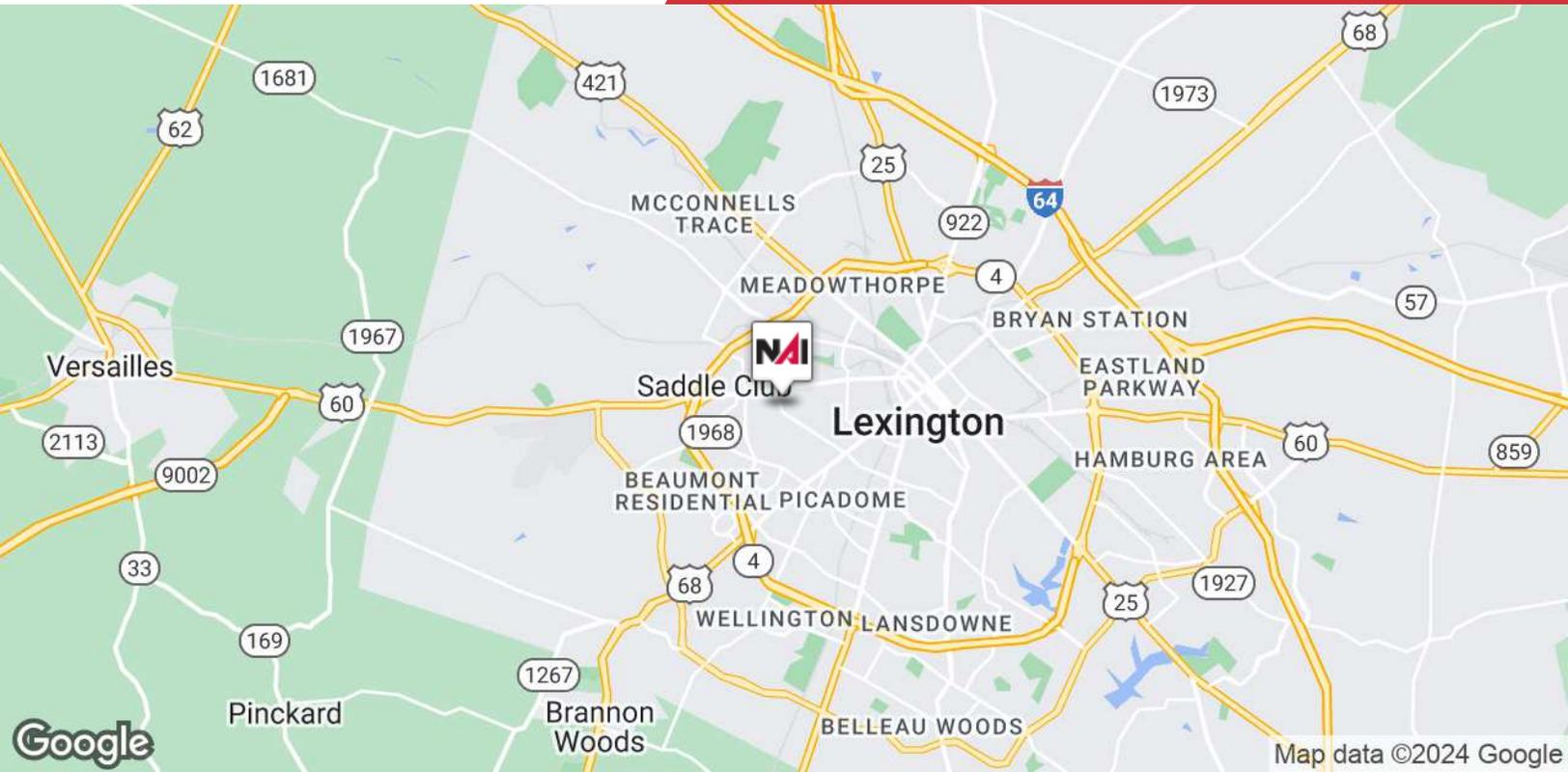


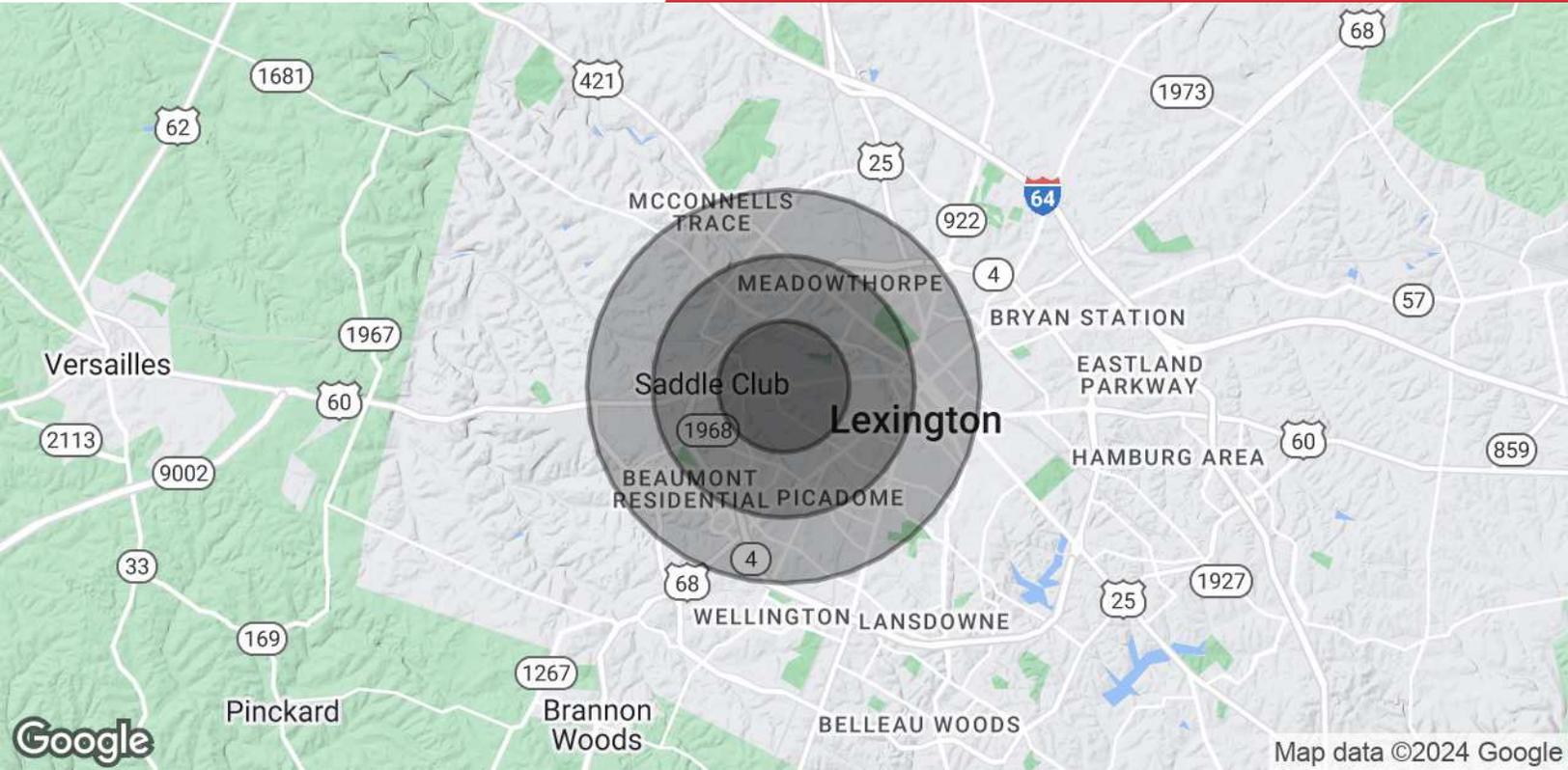












**Population**

	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	16,216	43,031	86,866
<b>Average Age</b>	31.6	33.3	33.8
<b>Average Age (Male)</b>	31.1	32.8	33.2
<b>Average Age (Female)</b>	30.4	33.6	34.9

**Households & Income**

	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	7,189	19,860	38,047
<b># of Persons per HH</b>	2.3	2.2	2.3
<b>Average HH Income</b>	\$44,012	\$49,974	\$60,538
<b>Average House Value</b>	\$108,020	\$128,651	\$170,986

\* Demographic data derived from 2022