



319 Cathedral Manor Bardstown, KY 40004

2,270 SF Medical / Professional Office
\$15.00/SF NNN



Executive Summary

Former medical office featuring reception and waiting area, conference room, multiple private offices, three exam rooms with built-in vanities, two half baths, one full bath and ample parking. Ideal for medical, dental, therapy, legal or other professional office users.

Property Highlights

Lease Type	Triple Net (NNN)
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Building Size	2,270 SF
Lease Rate	\$15.00/SF Annually
Annual Rent	\$34,050
Monthly Base Rent	\$2,837.50 + NNN



Interior Gallery





Location Advantages & Traffic Exposure

Excellent Commercial Location

Located in Bardstown's established medical and professional corridor with quick access to US-31E (Stephen Foster Avenue), downtown Bardstown and the Bluegrass Parkway.

Traffic Exposure

• Approximately **18,000+ vehicles per day** travel the nearby US-31E corridor, providing outstanding visibility and accessibility for businesses.

Nearby Businesses & Destinations

- Flagnet Memorial Hospital
- Walmart Supercenter
- Kroger Marketplace
- Walgreens & CVS Pharmacy
- Starbucks
- Chick-fil-A
- Buffalo Wild Wings
- Fifth Third Bank, WesBanco & Traditional Bank
- Numerous physician, dental, therapy and professional offices

Ideal Uses

Medical • Dental • Physical Therapy • Behavioral Health • Law Office • CPA • Insurance • Financial Services • General Professional Office

Leasing Contact

Area One Realty
319 Cathedral Manor, Bardstown, KY 40004

Contact Area One Realty to schedule a private tour and discuss lease terms.

