

FOR SALE

OR LEASE - MEDICAL OFFICE

308 W. LEXINGTON AVE.

WINCHESTER, KY 40391



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01: EXECUTIVE SUMMARY

308 W. LEXINGTON AVE.



PROPERTY DESCRIPTION

308 West Lexington has been renovated recently as an office space for a medical practice. The main space consists of a bright reception area, large office, file room, 5 exam rooms and kitchen area. The back of the building has two suites that could be leased out separately or incorporated into the main space. The basement area is unfinished but could be up-fitted for additional office space. The parking lot is generous in size and has access to a back alley way. This property could also be leased.

Located along the gateway to Downtown Winchester, close to the Bypass with proximity to I-64, and in a very accessible area.

PROPERTY HIGHLIGHTS:

- Recently Renovated
- Great Location
- Multiple Opportunities



**3,570 SF
(FINISHED)**



**\$825,000 OR
\$18.00 PSF + NNN**



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P-1**

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 **BLOCK+LOT**

02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS
308 W. LEXINGTON AVE.



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03: LOCATION INSIGHTS

AERIAL
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