



INVESTMENT OPPORTUNITY

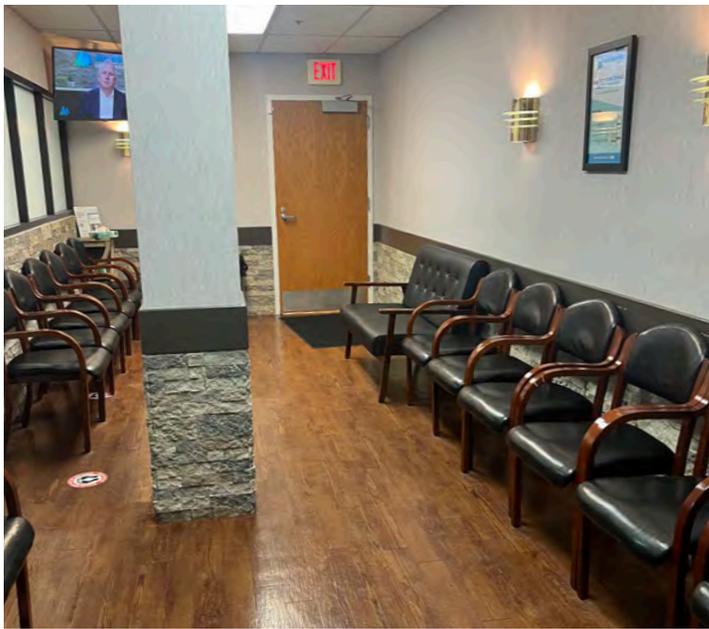
FOR SALE

2301 LEXINGTON AVENUE, SUITE 120 | ASHLAND, KY

Triple net investment opportunity with tenant in place until 2034.

BRYCE ESTRIDGE
c 704 975 6028
bestridge@mecacommercial.com





PROPERTY INFORMATION

SF*
2,953 SF

PID#
038-11-22-014.00 Boyd County

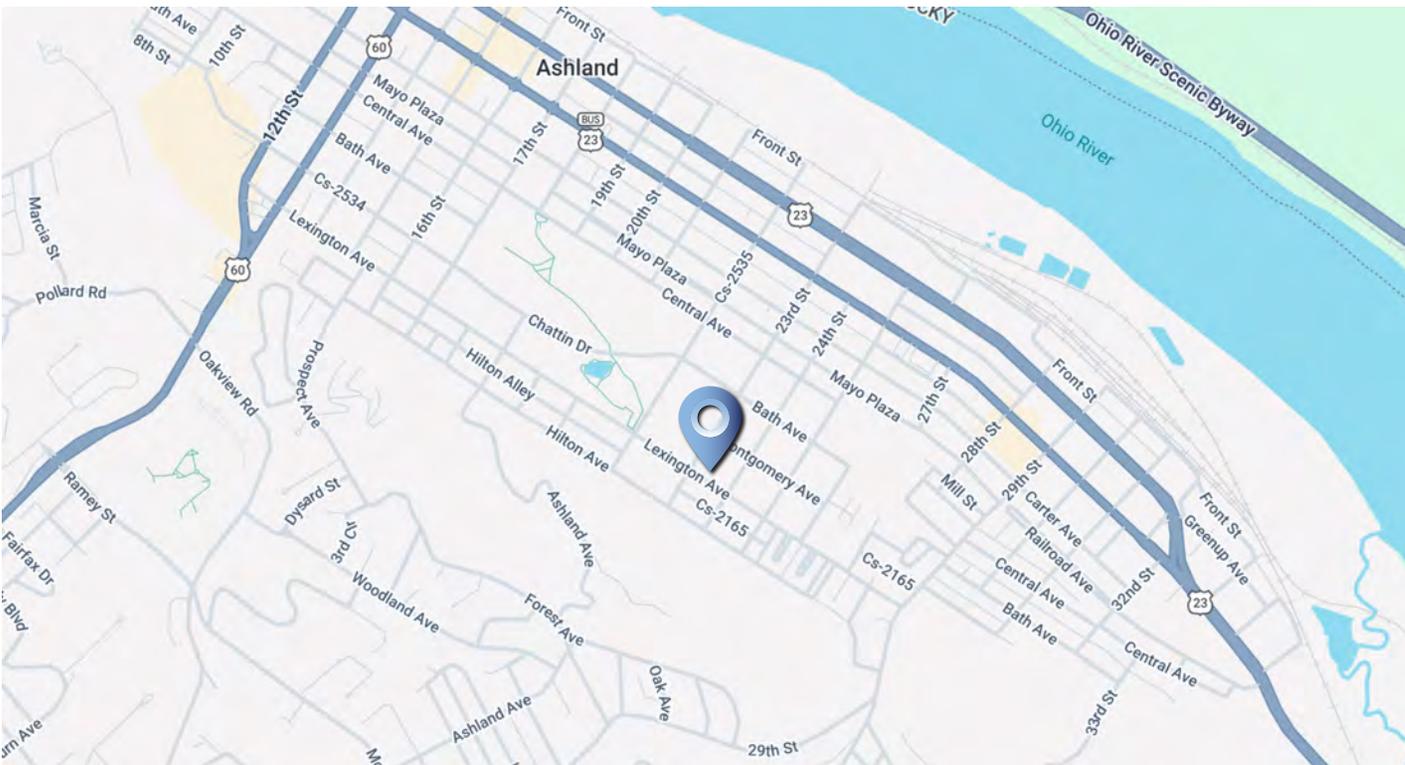
FEATURES

- First floor, medical office condo
- Tenant in place on triple net lease until 2034
- Located within The University of Kentucky Kings Daughters Medical Center
- Tenant is Mt. State Oral & Facial Surgery who has nine office locations across WV, KY, and VA

SALE PRICE
\$900,000

Also available as part of a portfolio sale

CONTACT BROKER FOR MORE INFORMATION



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c 704 975 6028

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MECA Commercial Real Estate
2216 Monument Street
Charlotte, NC 28208
704 971 2000



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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.