

Medical Office - For Sale

Prepared on July 30th, 2025



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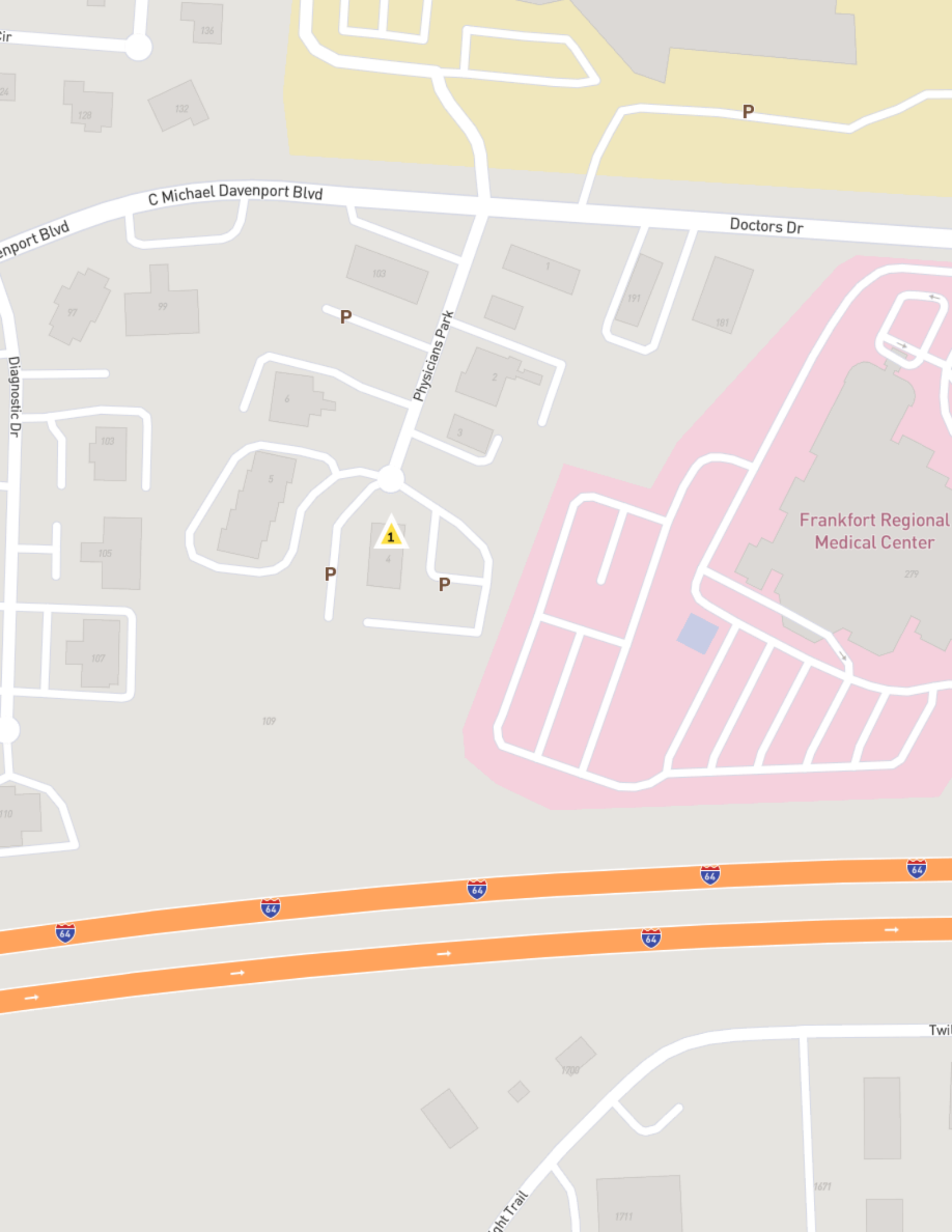


THE GIBSON COMPANY
COMMERCIAL REAL ESTATE SERVICES

The Gibson Company

1050 Monarch St., Suite #200

Lexington, KY 40513



C Michael Davenport Blvd

Doctors Dr

Physicians Park

Frankfort Regional Medical Center

1

P

P

P

P

109

64

64

64

64

64

64

Twi

Light Trail

1671

1711

1700

[Building]

[Building]

97

99

103

1

191

181

6

2

3

103

105

107

5

4

279

enport Blvd

Diagnostic Dr

110

ir

24

136

128

132

1711

Active

Medical Office - For Sale

4 Physicians Park, Frankfort, KY 40601



Overview

Located at 4 Physicians Park Drive in Frankfort, Kentucky, this medical office building offers 8,039 square feet of functional space on a 1.05-acre lot. Constructed in 1987, the two-level, free-standing brick facility is positioned within the Diagnostic Office Park, directly adjacent to Frankfort Regional Medical Center. Zoned for professional office use, the property includes ample on-site parking with 104 spaces and is designed to accommodate either a single user or two separate tenants, with each suite featuring its own private entrance.

The main level comprises approximately 4,008 square feet and includes 13 exam rooms with sinks, 10 offices, two waiting areas, three restrooms, and a dedicated storage area. The lower level, offering an additional 4,031 square feet, includes seven exam rooms, two offices, a small conference room, kitchen/break room, three bathrooms, and a large storage area, including a 431-square-foot unfinished section formerly used for medical records.</p></div>

For Sale Office

Secondary Uses: Medical

Sale Price	\$950,000
Price Per SF	\$118.2/SF
Building Size	8,040 SF
Acres	1.052 ac
Zoning	PO - Professional Office
Signage	On Building
Showing Instructions	Contact Broker
Building Class	B
Number of Buildings	1
Floors	2
Year Built	1987
Construction Siding	Brick
Construction Type	Masonry
Parking Spaces	104
Rentable SF	8,039
Property Status	Existing
Office SF	8,039 SF
County	Franklin
Available	2025-06-05
Created	2025-06-04
Updated	2025-06-09
Listing ID	757d9bc1
Parcel APN	050-00-00-074.00

The Gibson Company



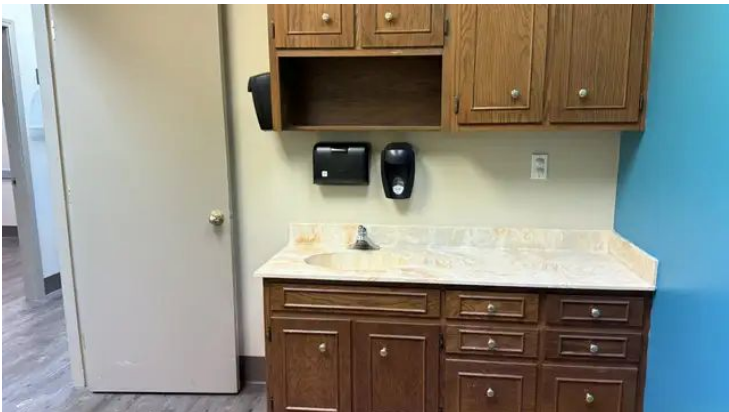
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Additional Images







Parcel Data

Parcel ID:	050-00-00-074.00
Address:	4 PHYSICIANS PARK # 4
City:	FRANKFORT
County:	franklin
State Abbr:	KY
Latitude:	38.160018
Longitude:	-84.909292
Zoning:	PO
Zoning Desc:	Professional Office District
Zoning Type:	Commercial
Zoning Subtype:	Office
Zoning Code Link:	https://zoneomics.com/code/frankfort-KY
Opportunity Zone:	No
Acres:	1.578619
Acres Calc:	1.57799
Building Size Calc:	4902
# of Buildings:	1
# of Addresses:	2
Legal Description:	COMMERCIAL BLDG & 1.052 ACRES
FEMA Flood Zone:	X
FEMA Flood Zone Subtype:	AREA OF MINIMAL FLOOD HAZARD
FEMA Flood Zone Data Date:	2023-10-17
FEMA NRI Risk Rating:	Relatively Low
Lowest Elevation:	232.79
Highest Elevation:	238.17
Roughness Rating:	2
Transmission Line Distance:	353
Owner:	ACE PROPERTIES OF KY LLC
Owner Address:	1225 STONEBRIDGE RD
Owner City:	LAWRENCEBURG

Owner State:	KY
Owner Zip Code:	40342
Census Unified School District:	Franklin County School District
Residential Delivery Indicator:	N
USPS Vacancy:	N
USPS Vacancy Date:	2025-07-01
Housing Affordability Index:	150
Population Density:	1239
Population Growth (Past 5 Years):	-5.9
Population Growth (Next 5 Years):	1.46
Housing Growth (Past 5 Years):	2.97
Housing Growth (Next 5 Years):	1.4
Household Income Growth (Next 5 Years):	2.12
Median Household Income:	140451
Updated Date:	2025-07-21T14:49:03.457+00:00
sunit:	# 4
usedesc:	COMMERCIAL

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