

FOR SALE

MEDICAL OFFICE BUILDING
349 BOGLE ST
Somerset, KY 42503



PRESENTED BY:

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PROPERTY SUMMARY



Located adjacent to Lake Cumberland Regional Hospital

PROPERTY DETAILS

SALE PRICE: **\$1,549,000**

PROPERTY TYPE: **Two Tenant Medical Office**

PROPERTY TAX ID#: **Parcel # 061-2-1-49**



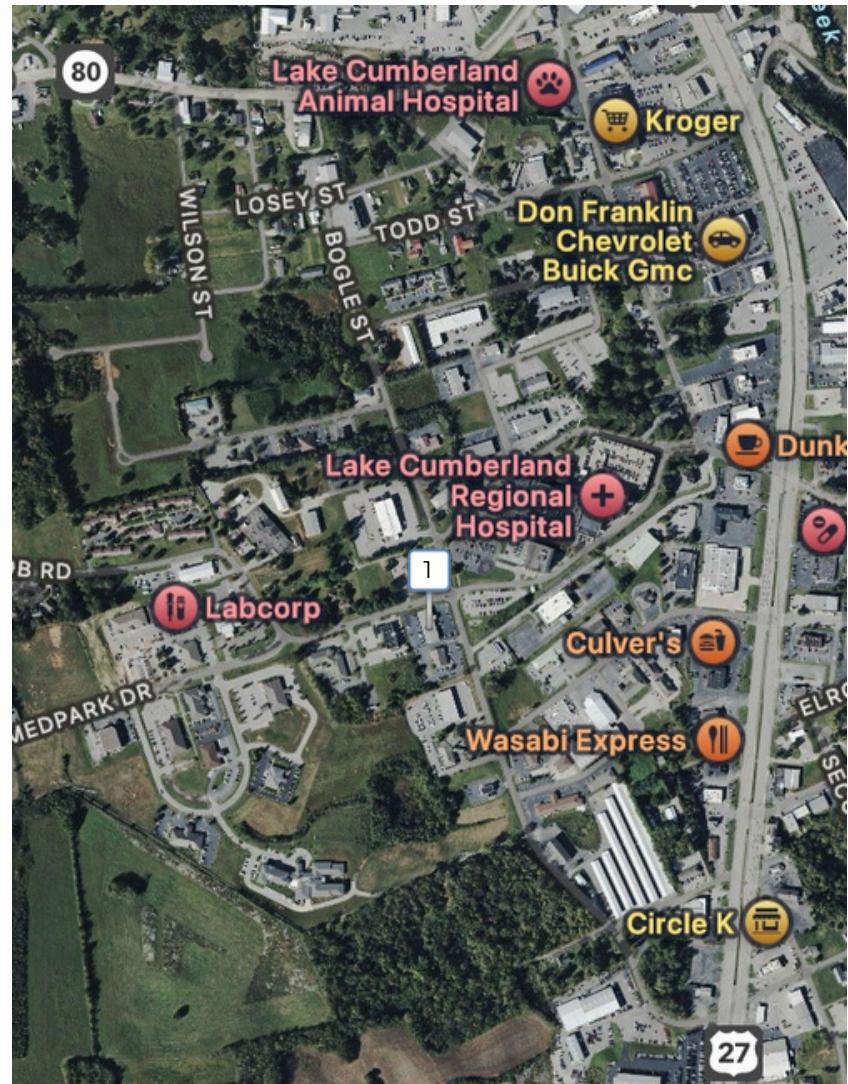
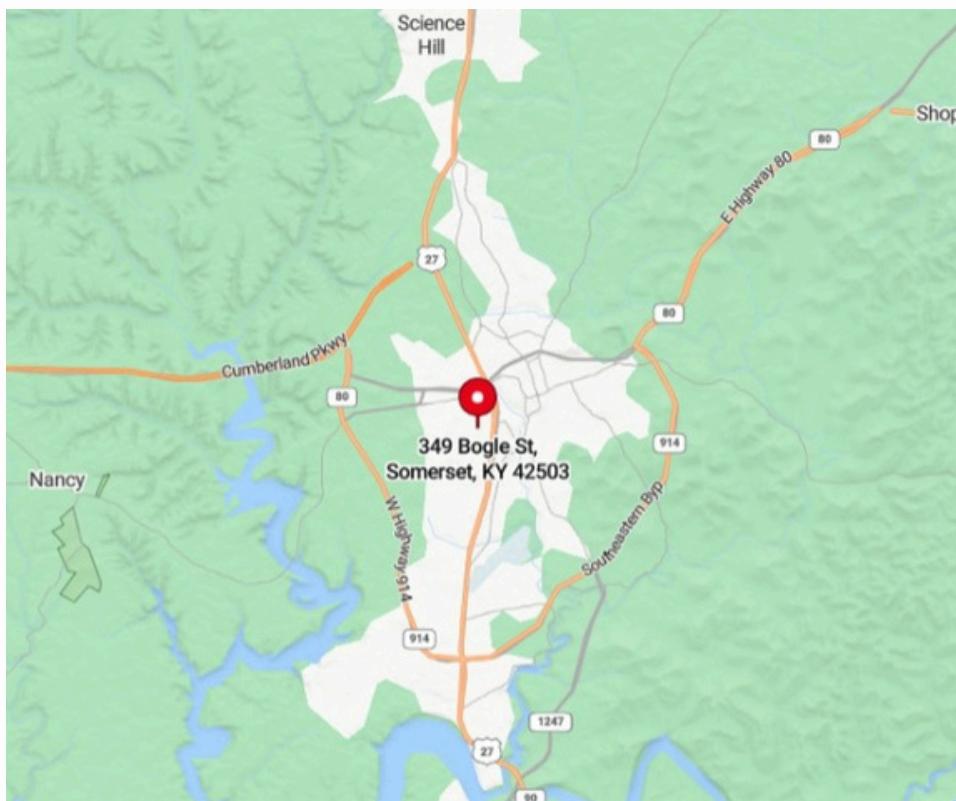
PROPERTY HIGHLIGHTS & INVESTMENT SUMMARY



PROPERTY DETAILS

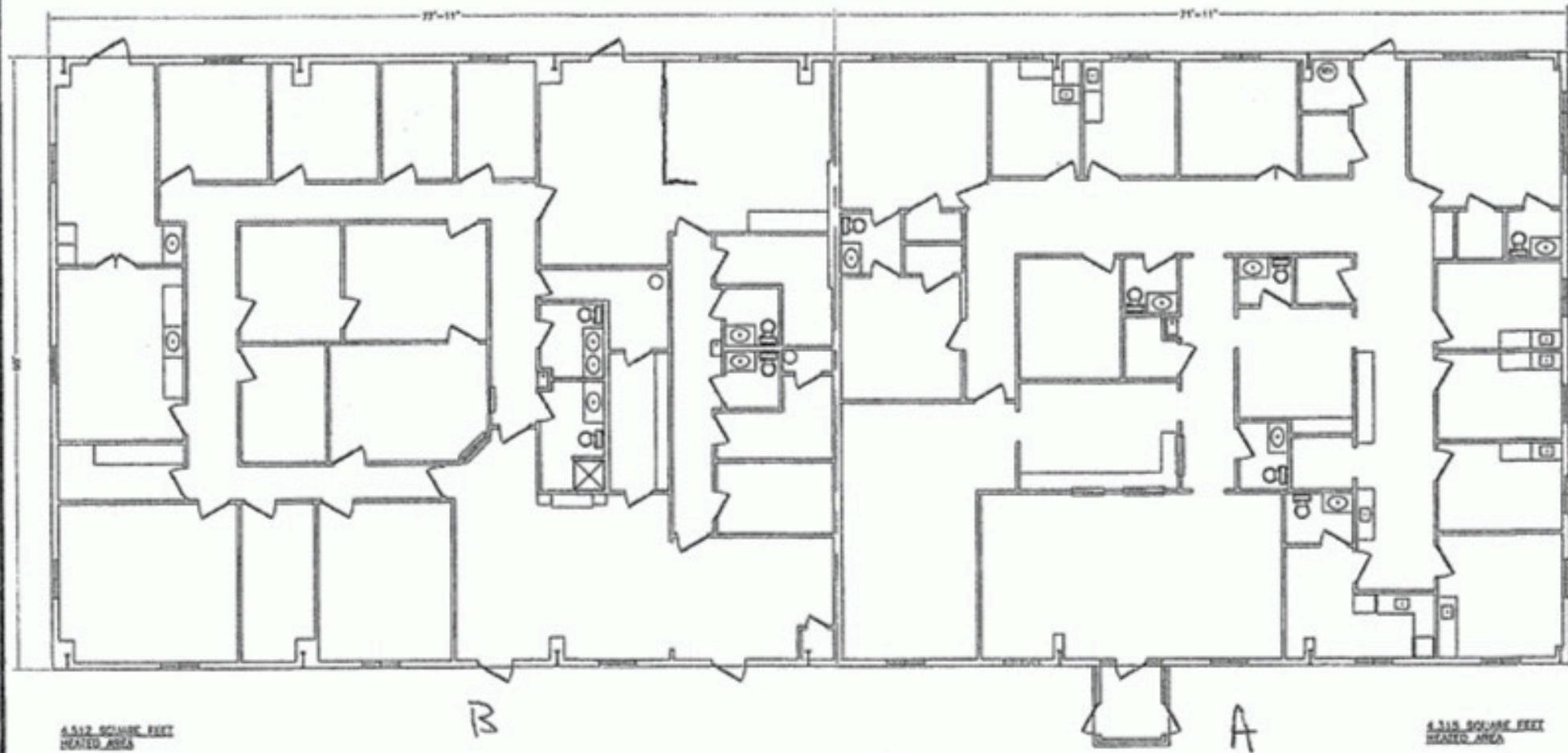
BUILT:	1970, Completely Renovated 2019	LEASE TYPE:	Modified Gross Lease
SQUARE FEET:	9,180 Gross 9,000 Rentable	LANDLORD COVERAGE:	Taxes, Insurance, & Exterior Maintenance
UNITS:	2	GROSS RENTS 2025:	\$151,218
	4,675 / 4,325	NET RENTS 2025:	\$131,709
LOT SIZE:	1.030 acres		
OCCUPANCY:	Fully Occupied with Long-Term Tenants		

LOCATION MAP



349 Bogle St

ADDITIONAL PHOTOS



6,512 SQUARE FEET
HEATED AREA

4,675 gross rentable

6,315 SQUARE FEET
HEATED AREA

4,325 gross rentable