

FOR SALE

MEDICAL OFFICE BUILDING

349 BOGLE ST

Somerset, KY 42503



PRESENTED BY:

Anna Riley Clark
anna@theclarkco.com
859-797-1198

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**



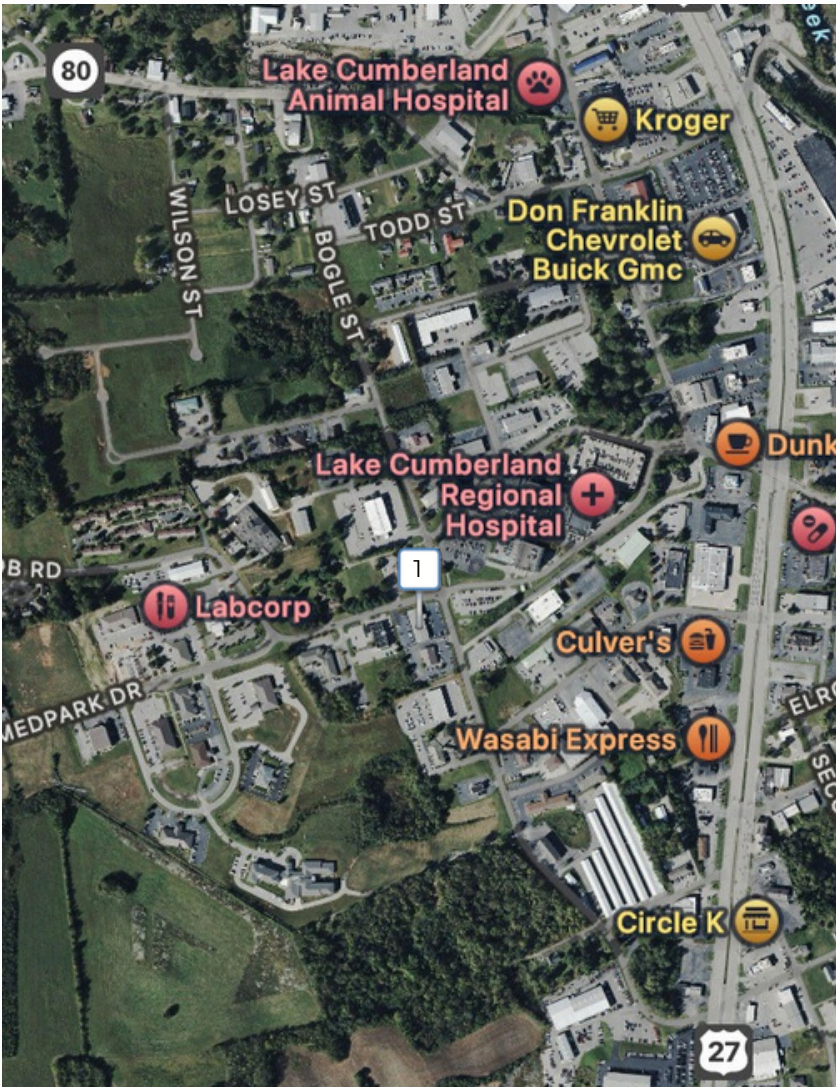
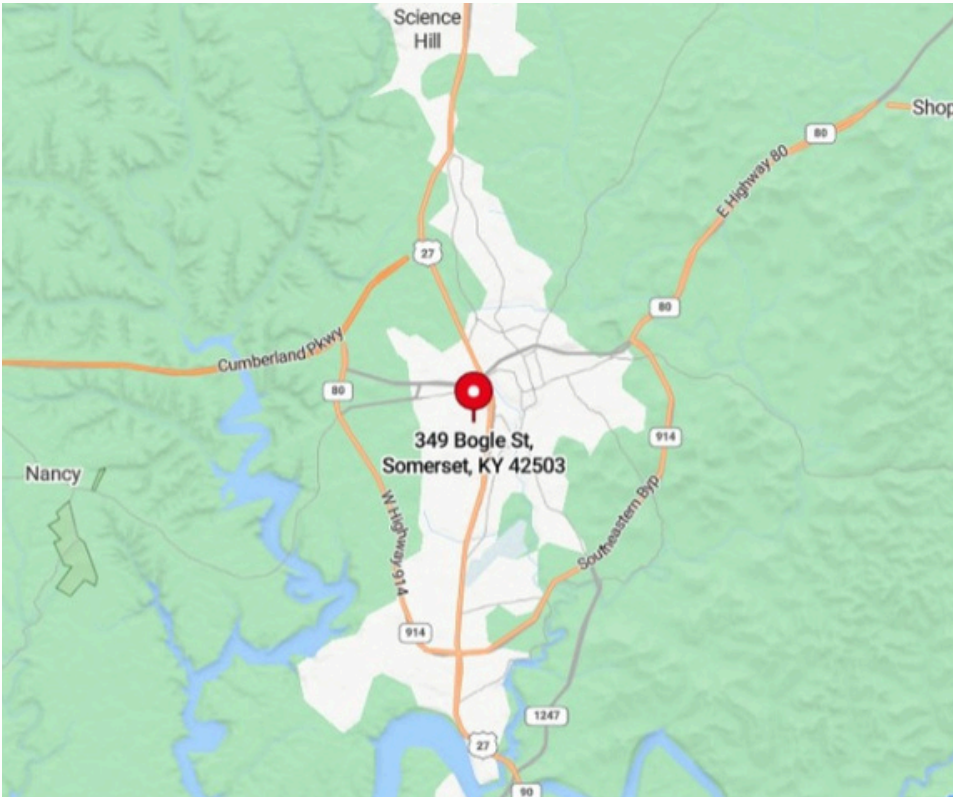
PROPERTY HIGHLIGHTS & INVESTMENT SUMMARY



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		4,675/ 4,325	GROSS RENTS 2025:		\$151,218
LOT SIZE:		1.030 acres	NET RENTS 2025:		\$131,709
OCCUPANCY: Fully Occupied with Long-Term Tenants					

LOCATION MAP



349 Bogle St

ADDITIONAL PHOTOS

