



FOR SALE

Office Condo

1021 Majestic Dr.

LEXINGTON, KY 40513



Jason Wetherington

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85WEST
REAL ESTATE

Details

First Floor Office Condo

For Sale (Fully Leased)

Zoned P-1

2,984 SF

\$595,000 Sale Price

Highlights

Space consists of Two Combined Units (150 & 180)

- Rarely available medical space in Beaumont Centre
- Located just off the Harrodsburg Road and New Circle Intersection
- Convenient access to Man O'War Blvd., Bluegrass Airport and Keeneland.
- Surrounding amenities for clients and/or patients (YMCA, Kroger, Liquor Barn, several restaurants, hotels, & shopping)
- Historically lower vacancy rates than surrounding market
- Share the building with neighbors CHI St. Joseph's and United Behavioral Health Associates



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Aerial View



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**DOWNTOWN
LEXINGTON**

SITE

HARRODSBURG RD
64,728 VPD

NEW CIRCLE RD
51,000 VPD

NICHOLASVILLE RD
45,326 VPD

Interior

