

MLS #: C125135A (Active) List Price: \$565,000 (39 Hits)

4750 KY Rt. 321 Hager Hill, KY 41222



Commercial Type: Professional/Office
Construction: Common Brick
Buildings: 1
Restrooms: 2
Year Built: 1980
Road Frontage:
Deed Restrictions: No
Flood: No

Unit #:
County: Johnson
Subdivision: NONE
Elementary School: Porter
Middle School: Johnson County
High School: Johnson Central
Apx Lot Size: 1 Acre
Apx Acres: 1.0000
Zoning: None

Tax ID: 055-00-00-015.15

Total Tax:

Association Fee:

Legal Description:

Business Name: Business Description: Former dialysis could be med. possible legal

Total SqFt: 6694

Office SqFt: 5542

Elevator: No

Levels: 2

Docks: 0

Drive In Doors: 0

Rental Units: 0

Tenants: 0

Multiple Tenants:

Subdivide:

PL Available: No

Tenant Pays: None

Landlord Pays: None

Misc Items: Computer Network

Exterior: Aluminum Siding, Brick**Roof:** Metal**Flooring:** Tile, Vinyl**Com Parking:** Lot More than 20 Spaces**Heating:** Forced Warm Air, See Agent Comments**Cooling:** Central, See Agent Comments**Water:** Public**Sewer:** See Agent Comments, Septic System

Lease: No

Lease Payment:

Lease Rate:

Pref Lease Length:

Auction: No

Auction Type:

Owner of Record: Mac Roopani

Showing Instructions: Property is Vacant, Call listing agent for showings

Occupancy: Vacant

Lockbox: No

Listing Conditions: Not Applicable

Agency: Exclusive Right to Sell

Transaction Type: Business Opportunity

Possession: At Closing, Negotiable

Documents Available: Deed

Internal ID:

Directions: From intersection of Rt. 40 and Rt. 321, follow Rt. 321 through Paintsville toward Prestonsburg, property is on left just past the 1428 turn off and before Apple Valley Sanitation.

Public Remarks: Looking for a commercial building for your medical practice? What about legal practice? This would be suitable for multiple uses, large building with plenty of parking, plus a nice area in the back would be a great break area for employees. High traffic area between Paintsville and Prestonsburg.

Confidential Comments:

Display on Internet: Yes

Display Address: Yes

Allow AVM: Yes

Allow Comments: No

List Date: 7/8/2025

Expire Date: 1/9/2026

Original List Price: \$565,000

Pending Date:

Contingency:

Days on Market: 84

Pending Office:

Listing Office: Redd, Brown & Williams Real Estate Services(Paint)
 (#:15)

Main: (606) 789-8119

Fax: (606) 789-5414

Listing Agent: Cliff Bennett (#:11)**Agent Email:** cbennett@rbandw.com**Contact #:** (606) 793-8660

Information Herein Deemed Reliable but Not Guaranteed