

# FOR SALE

MEDICAL OFFICE ALONG BYPASS ROAD - INVESTMENT AND OWNER-USER



## 2570 BYPASS RD.

WINCHESTER, KY 40391



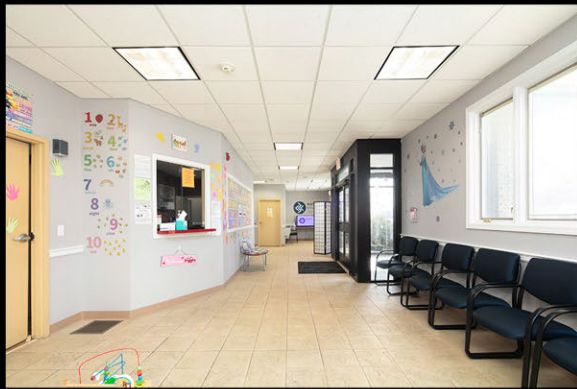
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**LARA THORNBURY**  
859.771.2552  
lara@balrealestate.com



# 01: EXECUTIVE SUMMARY

2570 BYPASS RD.



## PROPERTY DESCRIPTION

**Complete with several recent fixtures/improvements, this 4,331 SF medical office building is a great opportunity.**

This beautifully-built building is on the highly-traveled Bypass Road (appx. 25K VPD), just down from Walmart. The building is set up for two Doctors offices, complete with a full lab, large offices, and exam rooms with windows. There is a two-car garage attached and a full, unfinished basement area that would be perfect for on-site storage. Conveniently located. Would make an excellent investment property or owner-user. There is a short-term lease left with the Clark Regional Medical Center, making this a great value-add property. New HVAC system.



**4,331 TOTAL SF**



**\$1,300,000**



**ZONED  
P-1**

# 02: PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

### CONSTRUCTION

This 4,331 SF medical office building is Class A with abundant windows in the exam rooms, basement storage, and a two-car attached garage.

### EXISTING LEASE

This building is perfect for an investment property with an existing short-term lease to Clark Regional Medical Center.

### PRIME LOCATION

Located just down from Walmart, the lot is along Bypass road yielding appx. 25,000 VPD.



2570 BYPASS RD.





## 02: PROPERTY OVERVIEW

DRONE PHOTOS  
2570 BYPASS RD.



# 03: LOCATION INSIGHTS

AERIAL  
2570 BYPASS RD.

