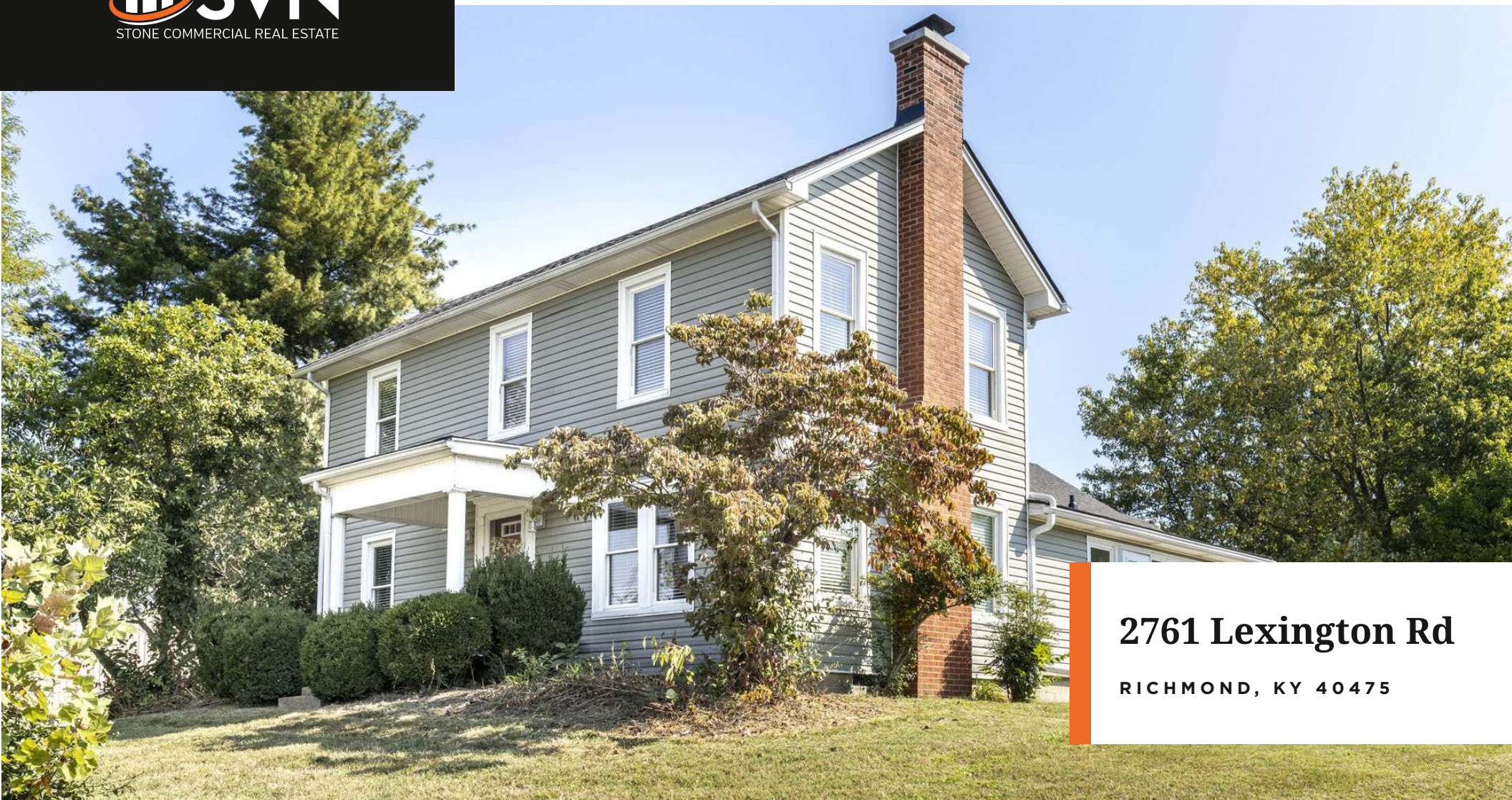




Flexible Office/Home Opportunity



2761 Lexington Rd

RICHMOND, KY 40475

PROPERTY SUMMARY

2761 LEXINGTON RD

RICHMOND, KY 40475

OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (NNN)
BUILDING SIZE:	2,379 SF
LOT SIZE:	2 Acres
COUNTY	Northern Madison County
USE	Residential or Commercial

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present this Northern Madison County KY, home and or office space on a **2 acre country setting**. The owners have spared no expense in remodeling, electric, roof, plumbing work to make this a wonderful place to work, and or live and work perhaps.

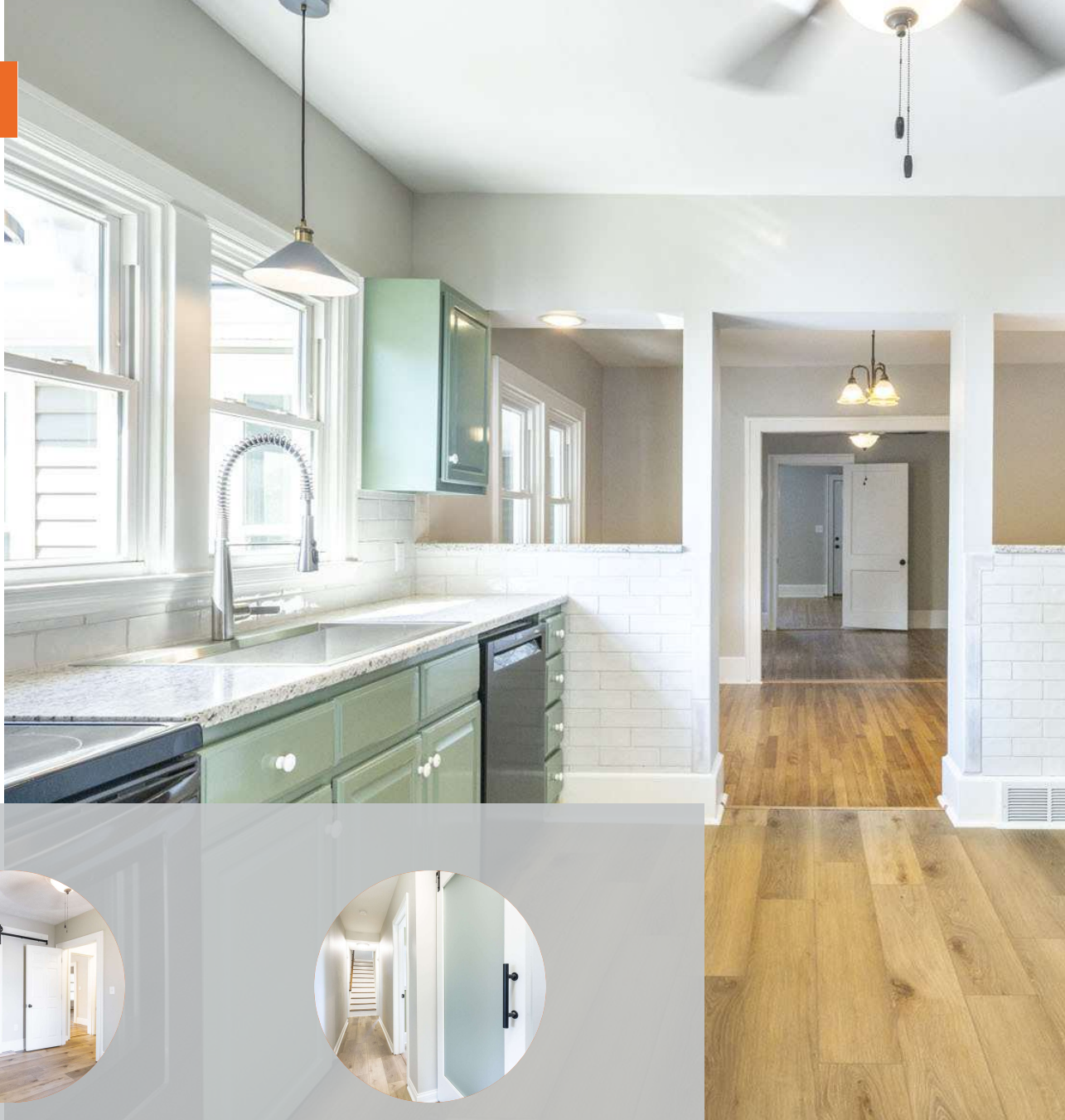
It is a **commercial zoned site, but could easily be taken back to a residential use**. The home has 2 levels and a dry basement. Added acreage to expand.

Take a tour soon and contact Neal Metcalfe, Senior Advisor neal.metcalfe@svn.com or 859-312-8069.



PROPERTY HIGHLIGHTS

- Quiet, mid sized office setting, Northern Madison County
- Large offices, and entire space upgraded with modern amenities
- Added acres (2) for expansion or plenty of parking space.
- Site could be taken back to residential, or perfect to live and work from.



2 LEVELS



2 ACRES



2,379 SF

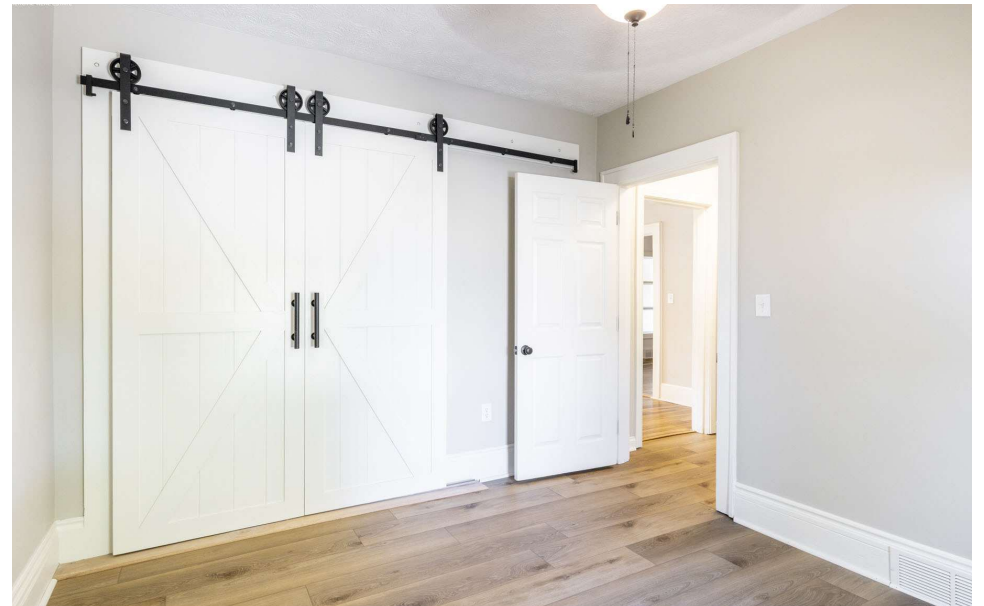
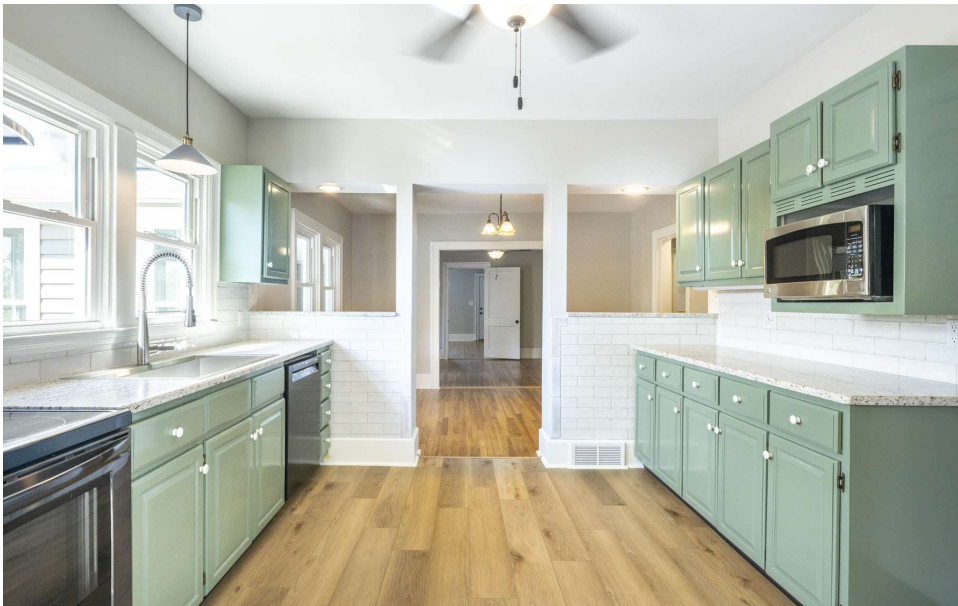
PROPERTY AERIAL



ADDITIONAL PHOTOS



INTERIOR PHOTOS



ADVISOR BIO



NEAL METCALFE

Senior Advisor

neal.metcalfe@svn.com

Direct: **859.306.0614** | Cell: **859.312.8069**

PROFESSIONAL BACKGROUND

Neal Metcalfe serves as a Senior Advisor for SVN Stone Commercial specializing in the Sale and Leasing of retail, office, land, industrial & Central and Eastern Kentucky since 2012. Prior to joining SVN, Neal has been in commissioned sales for 25+ years via roles in Broadcasting and Digital Media Marketing, via NBC Affiliate WLEX-TV, and other Corporate Radio & Marketing groups where he gained a vast amount of marketing and B2B experience working directly with business owners and managers. Neal resides in Richmond and has served in multiple roles with Madison County Planning & Zoning Board, CCIM Lexington Board member, CPAL Commercial Property Association of Lexington, Richmond Chamber of Commerce Governing Board President, Chamber Economic Development Committee Member, KCREA Board member, Young Life Madison County Committee Chair and numerous other non-profits & ministries, like Compassion International and organizations via Lexington Leadership Foundation. You can contact Neal @ 859-312-8069 or neal.metcalfe@svn.com

EDUCATION

1992- B.S. Broadcasting- Communications- Eastern Kentucky University Richmond, KY

1990- A.A..Communications- University of Kentucky, Lexington, KY

MEMBERSHIPS

CPAL- Commercial Property Association of Lexington

Richmond Chamber of Commerce Board Member and Economic Development Committee

SVN | Stone Commercial Real Estate

270 S. Limestone

Lexington, KY 40508

859.264.0888



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.