



## Downtown Stand-Alone Office Building Zoned B-2A



**117 W. 2nd Street**

**LEXINGTON, KY 40507**

**PRESENTED BY:**

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## PROPERTY SUMMARY

### DOWNTOWN STAND-ALONE OFFICE BUILDING ZONED B-2A

117 W SECOND ST  
LEXINGTON, KY 40507

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$575,000
<b>BUILDING SIZE:</b>	1,848 SF
<b>ZONING</b>	B-2A



## PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to present 117 W 2nd Street FOR SALE — a rare opportunity to own a charming, stand-alone office building in the heart of downtown Lexington. This ±1,848 SF office is located just one block from the Fayette County courthouses in downtown Lexington, making it ideal for a small law firm, CPA, or boutique professional practice. The efficient floor plan includes two large private offices (14' x 17'), one additional office (8' x 10'), and conference room (8' x 9'), two restrooms, and a full kitchen. The property includes one dedicated parking space, with additional spaces available for lease in the adjacent lot. Zoned B-2A, which will accommodate a wide variety of office and retail uses. For more information and to schedule a visit to this property, please contact Wade Haga at 859.285.2202 or [wade.haga@svn.com](mailto:wade.haga@svn.com).

## PROPERTY HIGHLIGHTS

- One parking space included, with additional parking available on adjacent lot
- Located one block from Fayette county courthouses
- Two large private offices (14' x 17'), one additional office (8' x 10'), conference room (8' x 9'), two restrooms, and full kitchen
- Convenient, walkable location to downtown amenities, offices and restaurants
- All new landscaping
- Roof replaced recently
- Zoned B-2A, allowing a wide variety of office and retail uses



**ONE BLOCK TO  
FAYETTE COUNTY  
COURTHOUSES**



**PROFESSIONAL  
BOUTIQUE  
OFFICE**



**WALKABLE TO  
DOWNTOWN  
AMENITIES**

AERIAL



Courthouses

W Main St

Short St

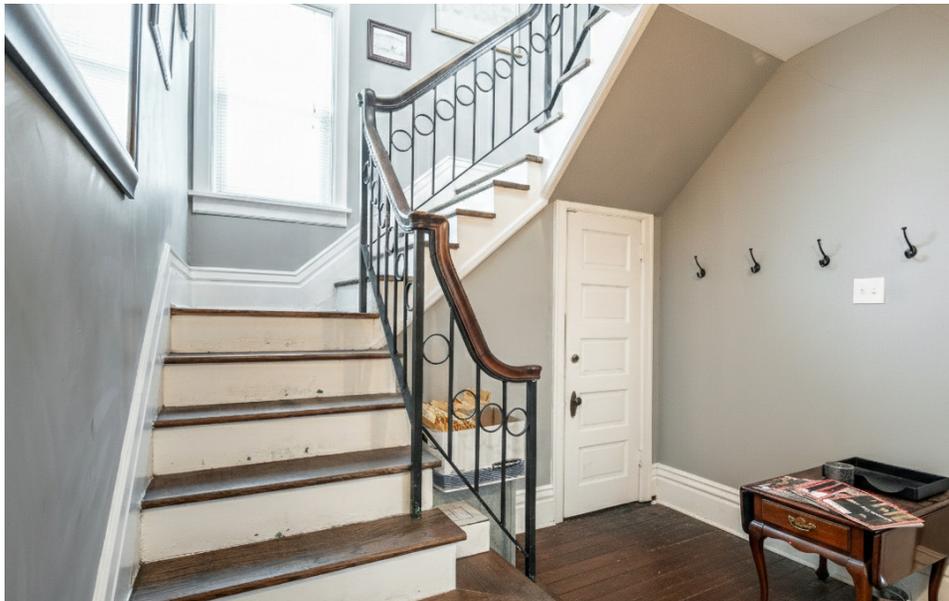
**SVN**  
STONE COMMERCIAL REAL ESTATE  
Subject Property

N Limestone

N Upper St

W 2nd St

# ADDITIONAL PHOTOS





## DISCLAIMER

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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.