



Prime Medical Office For Sale



1606 US Highway 27 N

CYNTHIANA, KY 41031

PRESENTED BY:

WADE HAGA, CCIM

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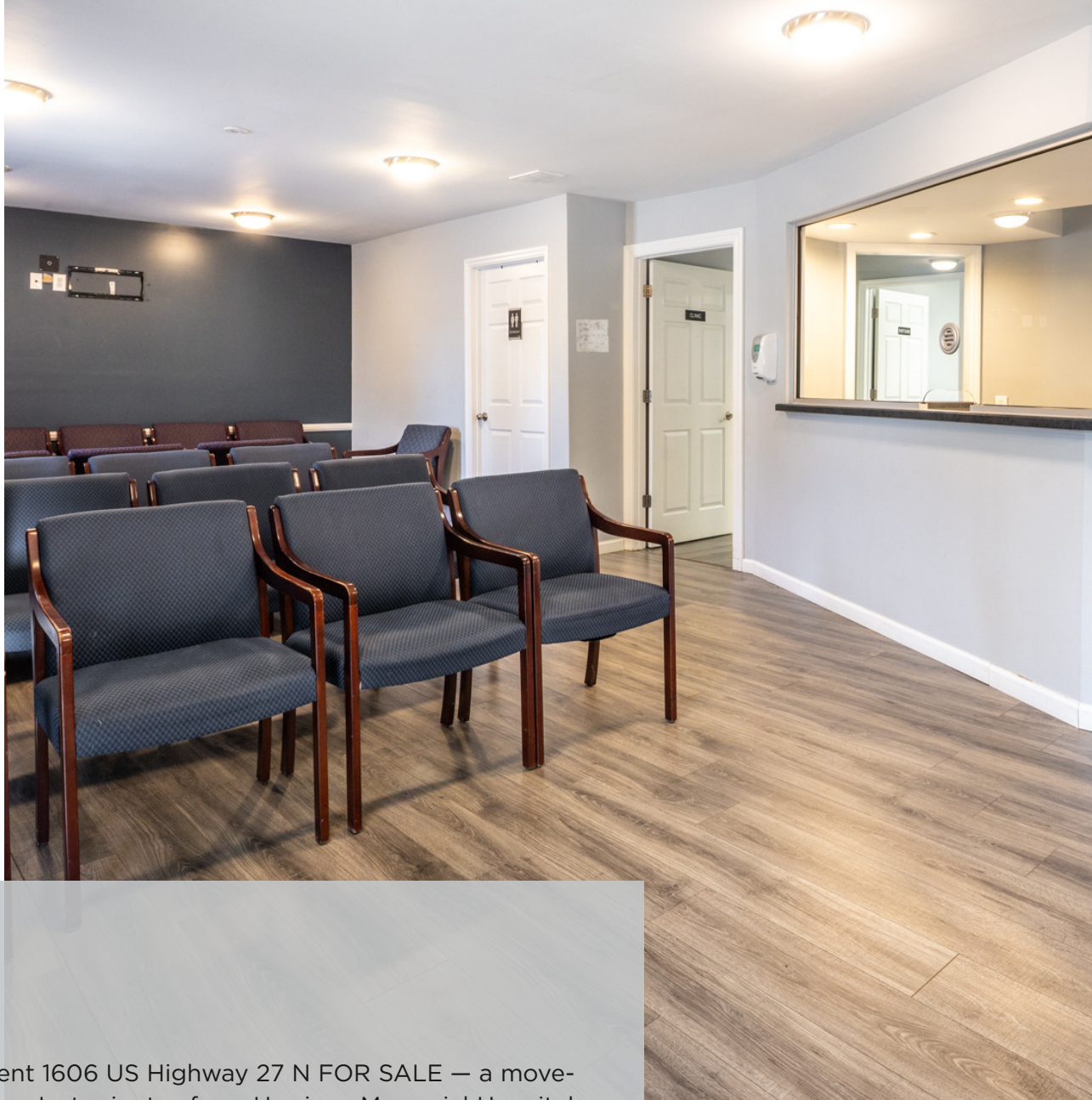
PROPERTY SUMMARY

1606 US HIGHWAY 27 N

CYNTHIANA, KY 41031

OFFERING SUMMARY

SALE PRICE:	\$410,000
BUILDING SIZE:	3,276 SF
LOT SIZE:	2.964 Acres
PRICE / SF:	\$125.15



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present 1606 US Highway 27 N FOR SALE — a move-in-ready medical office building in Cynthiana, Kentucky. Just minutes from Harrison Memorial Hospital and several elementary schools, this highly visible location offers an excellent opportunity for a medical or professional user looking to own their real estate in a growing central Kentucky market.

PROPERTY HIGHLIGHTS

- Move-in ready
- Ample parking
- Signage on US HWY 27 N
- Five fully plumbed exam rooms, four private offices, and lab room
- Waiting room comfortably seating over 20 patients
- A patient restroom, and two staff restrooms
- Handicap accessible



GREAT US-27 ACCESS



MULTIPLE OFFICES



LAB SPACE

EXAM ROOM





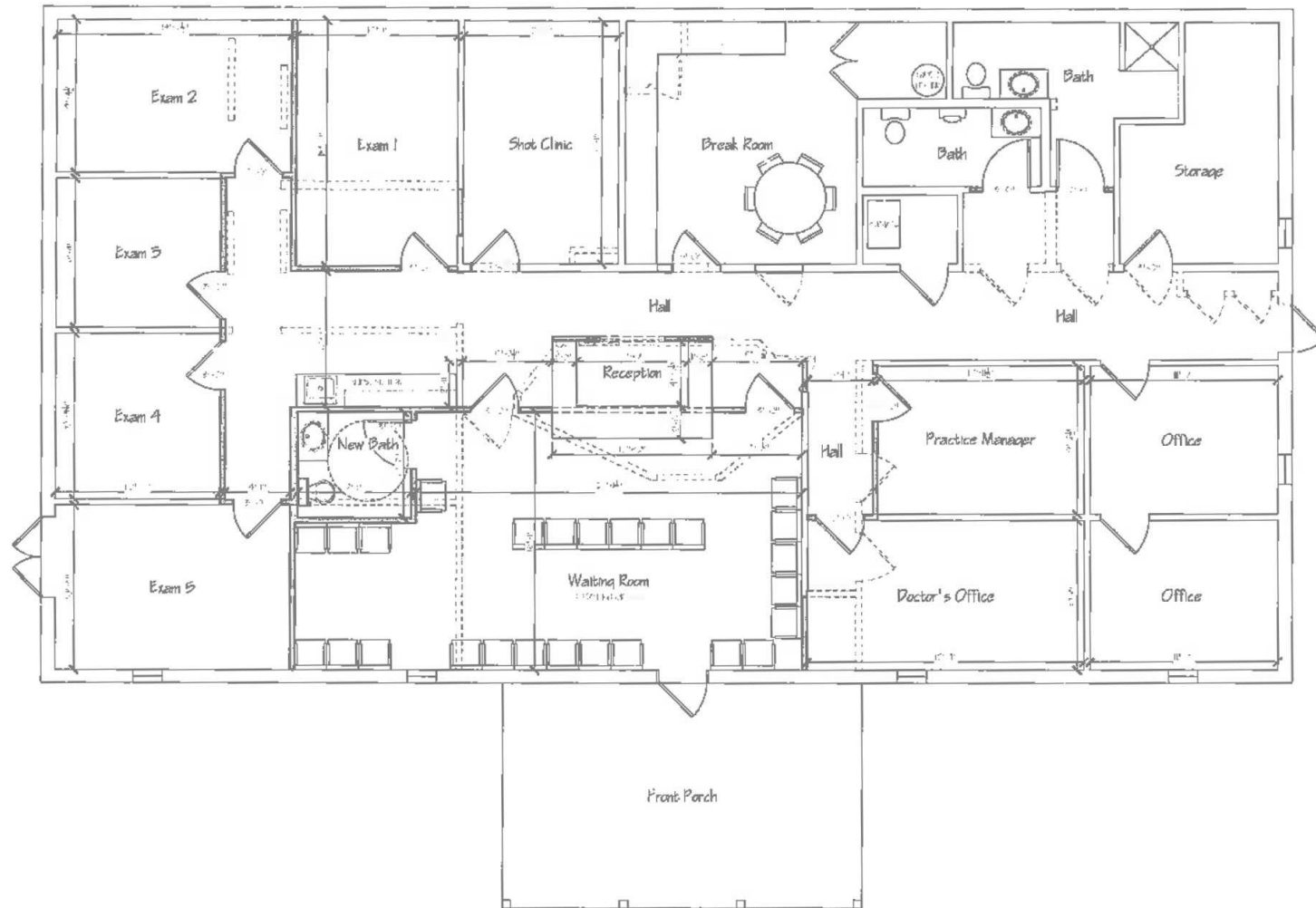
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



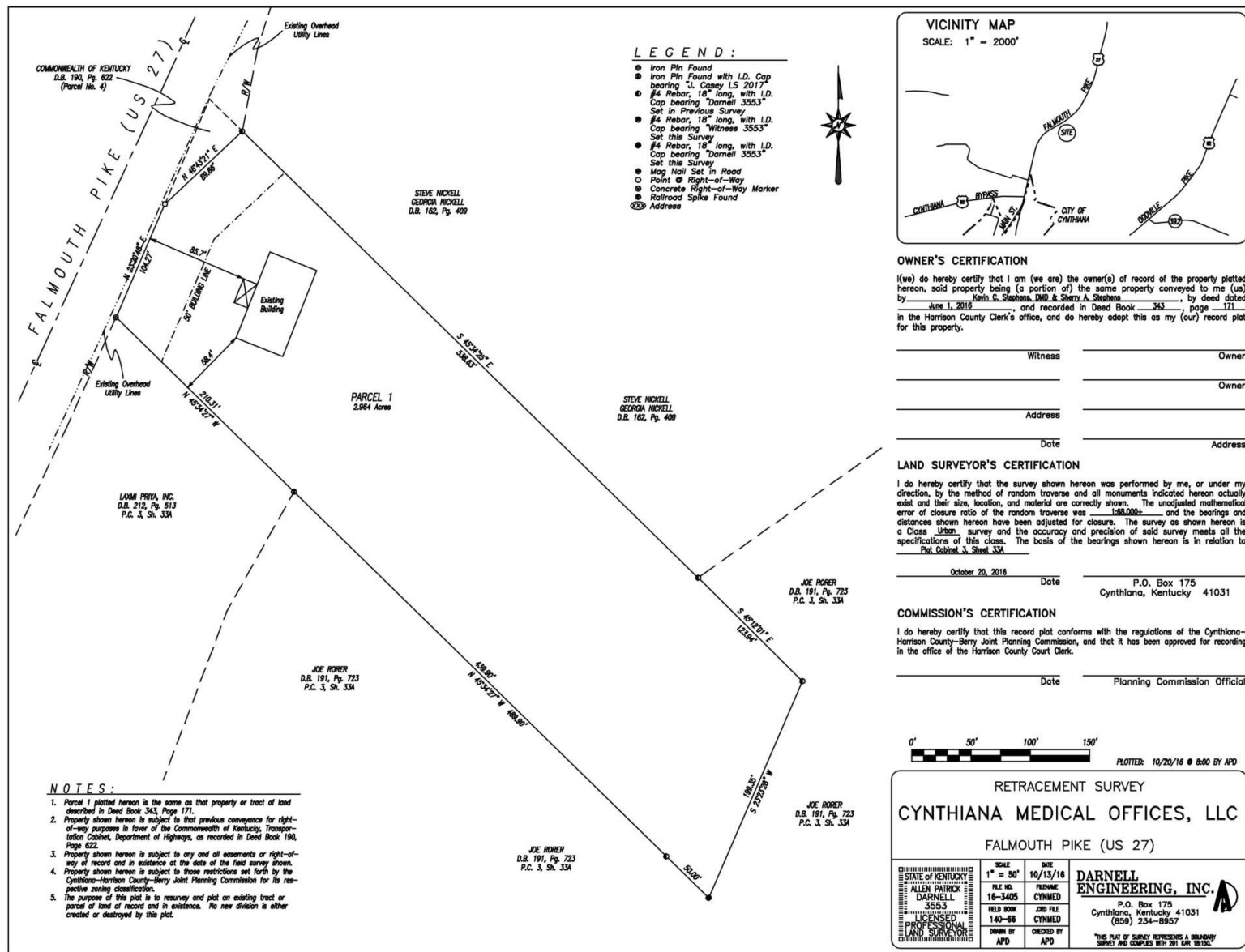
FLOOR PLAN



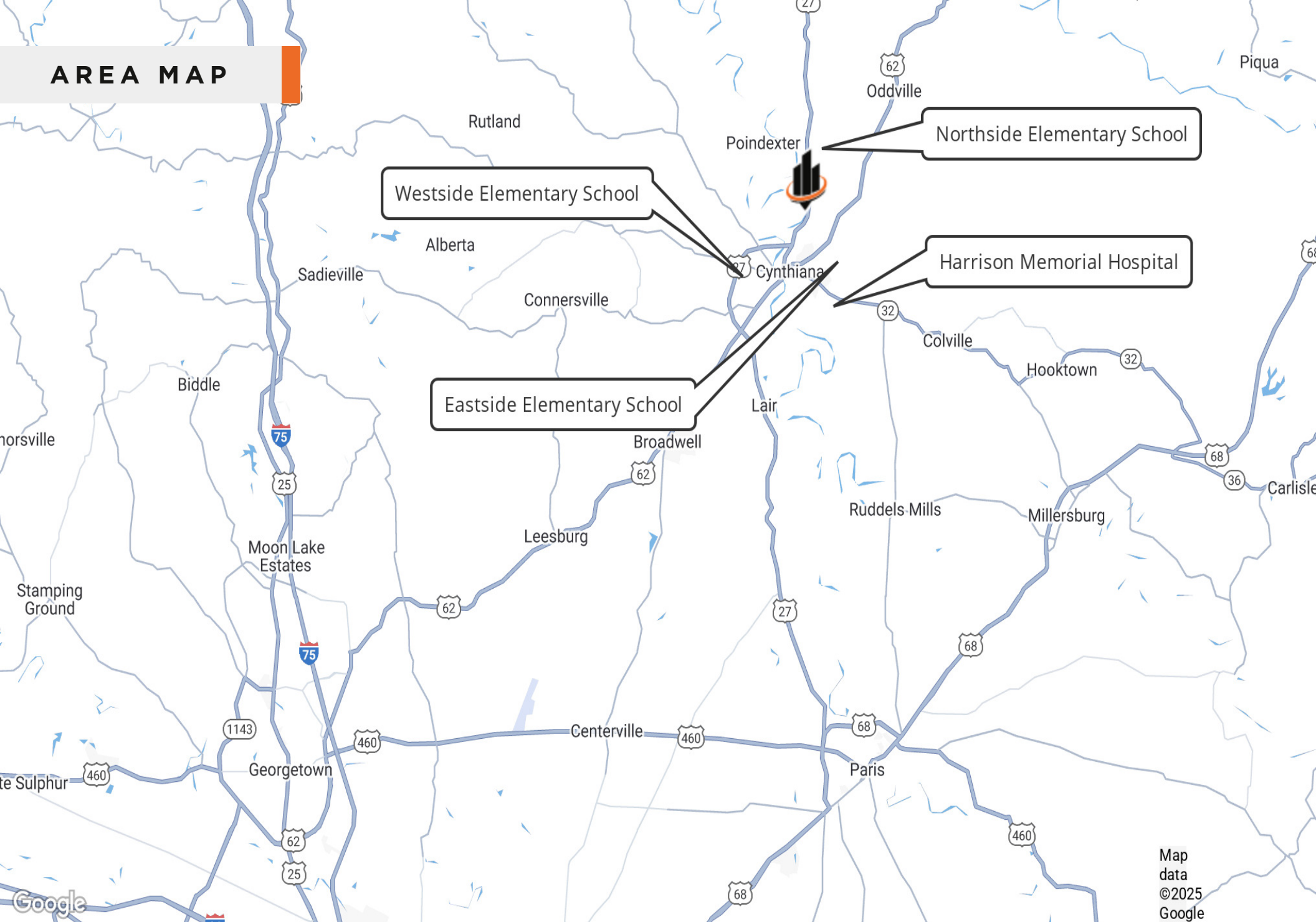
First Floor Plan

Scale: 1/4" = 1'-0"

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AREA MAP





WADE HAGA, CCIM

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PROFESSIONAL BACKGROUND

Wade serves as an Advisor at SVN Stone Commercial Real Estate, specializing in professional and medical office sales and leasing. He is a native of Lexington and received a Bachelor of Business Finance from Western Kentucky University. He was accepted into the 2017-2018 Class of Commerce Lexington's Leadership Lexington program where he was chosen as a Project Leader.

During his time at SVN, Wade has assisted owners with the leasing and disposition of their assets, and helped companies find properties to occupy by leasing or purchasing. Wade's clients include owner occupants, investors, tenants, and developers. He has experience working with publicly traded companies, nonprofits, financial institutions and locally owned businesses. In 2022, he was designated an SVN Office Specialist by SVN International.

In 2024, Wade was awarded the prestigious Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The CCIM designation represents rigorous education and experience in financial analysis, market analysis, and investment analysis, making CCIMs like Wade recognized experts in commercial real estate brokerage, leasing, asset management, and valuation.

MEMBERSHIPS

Commercial Property Association of Lexington - CPAL
Certified Commercial Investment Member - CCIM

SVN | Stone Commercial Real Estate
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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.