

# FOR SALE/LEASE!

950 W Jefferson St, Franklin, IN 46131

## HIGHLIGHTS

- Close proximity to Johnson Memorial Health and Downtown Franklin
- Turnkey medical / office
- 3,000 total sf; 1,724 sf in the main and 1,276 sf in unfinished basement
- 1 Car Attached Garage
- Total Monthly Rent \$3,986.75 NNN
- \$475,000 Purchase Option
- Immediate occupancy



## ABOUT THE COMMERCIAL SPACE

A former Optometry office with five offices, a reception area with a fireplace, a kitchen/ laboratory with storage, and a full bathroom with a shower. Plenty of room for a potential expansion with a full unfinished basement.

## PROPERTY FEATURES

- Fireplace
- Kitchen
- Reception
- Attached Garage
- Basement
- Central Heating / AC
- Covered Front Porch
- Two Entrances