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FOR LEASE / FOR SALE

15,000 SF Adaptive Reuse Building in Lexington, KY

741 PRICE AVE | LEXINGTON, KY 40508

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,350,000
LEASE RATE:	\$12.00 SF/yr (NNN)
BUILDING SIZE:	15,000 SF
PRICE / SF:	\$90.00
ZONING:	I-1

PROPERTY OVERVIEW

Located just minutes from Downtown Lexington, 741 Price Avenue offers a rare combination of historical character and practical functionality. This 15,000 SF adaptive reuse property, built in 1905 and zoned I-1, is a versatile space suitable for a range of uses.

The property is conveniently situated just outside Lexington's central business district, with easy access to major thoroughfares like I-75, I-64, and New Circle Road. Nearby amenities, such as West Sixth Brewery, further enhance its appeal for employees and visitors. The property features a flexible layout designed to meet a variety of needs. The first floor includes a spacious showroom with hardwood floors, a kitchen, two bathrooms, a freight elevator, and a drive-in door, with potential for additional access points. The second floor offers an open layout with arched truss ceilings and pine flooring, ideal for studio, office, or light industrial use.

Recent updates include a new roof, windows, freshly paved parking lot, electrical system, and fencing, making the building move-in ready. Built in 1905, 741 Price Avenue carries a rich history as the former home of the Jackson Lumber Company and later the Miller Casket Company, blending industrial heritage with modern functionality.

For more information please contact Weston Lockhart at weston.lockhart@svn.com // 859.317.3538 or Nathan Dilly at nathan.dilly@svn.com // 859.420.5492

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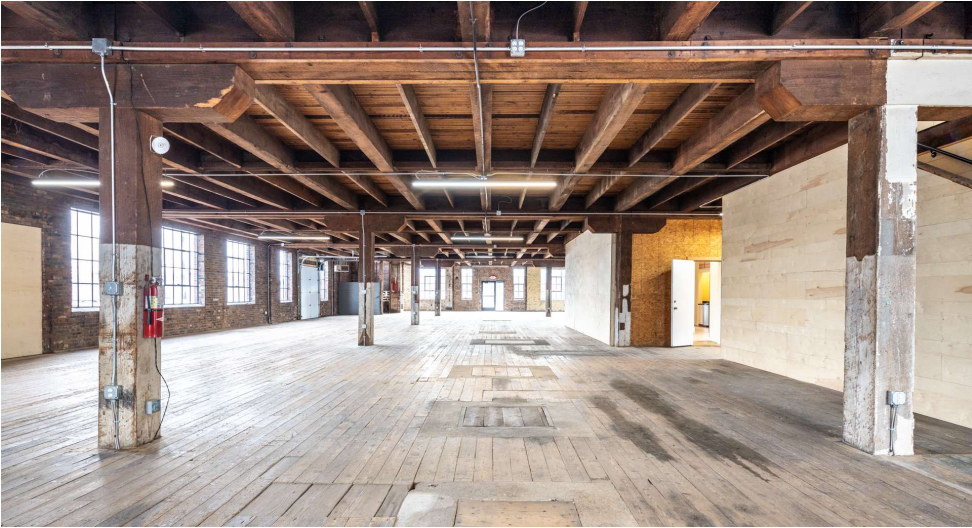
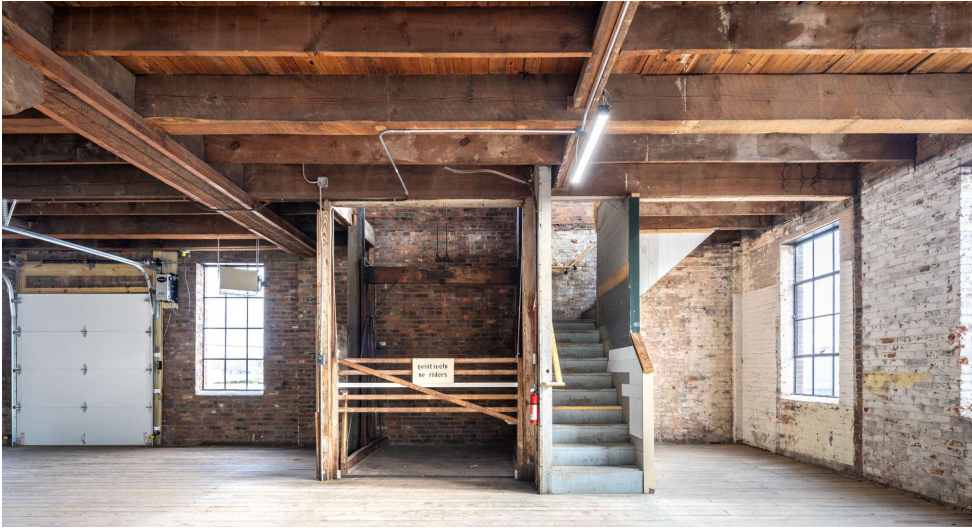
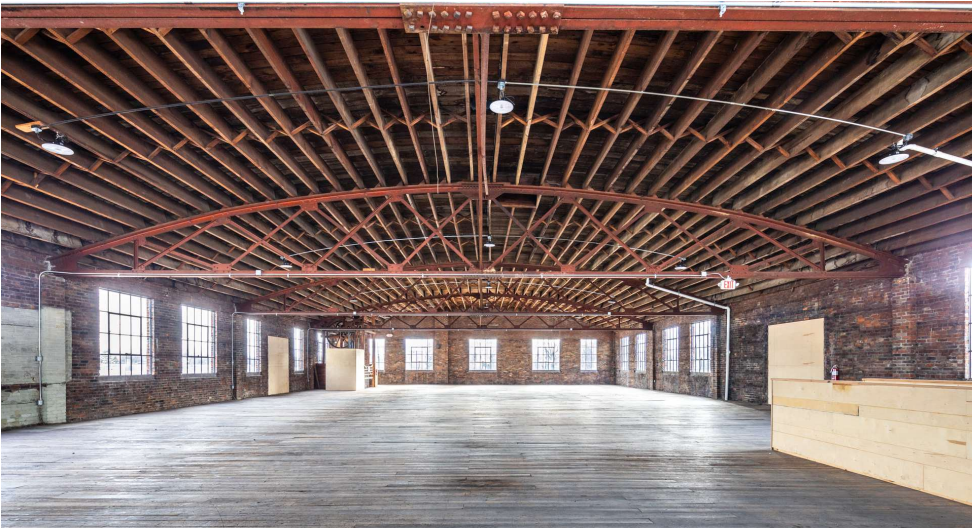
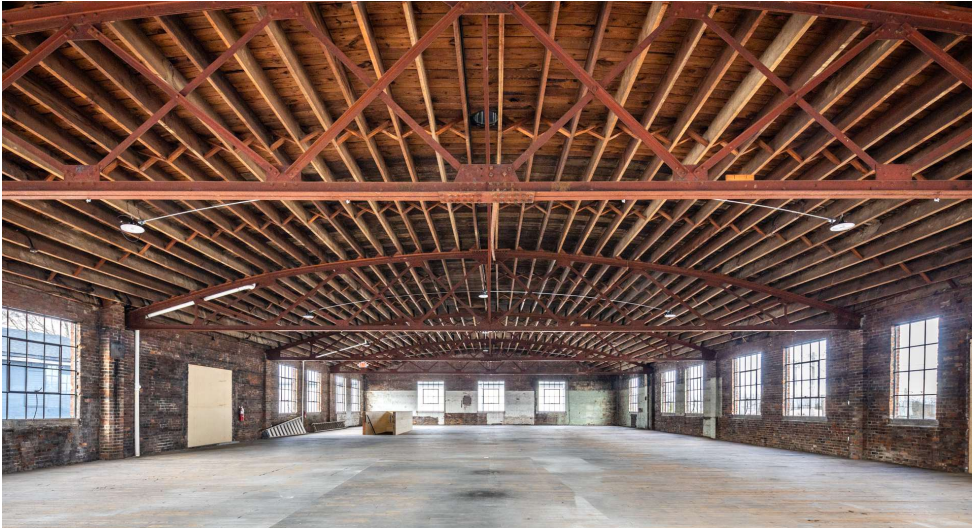
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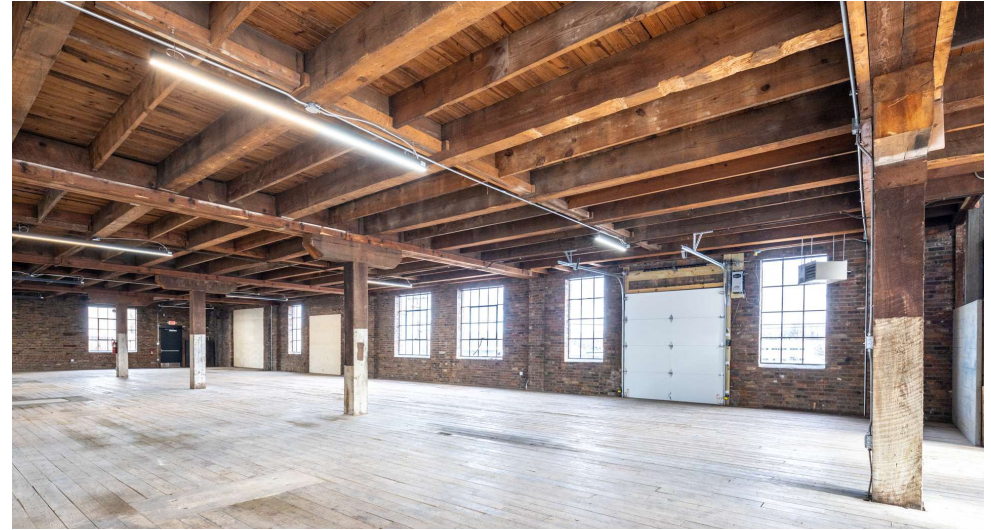
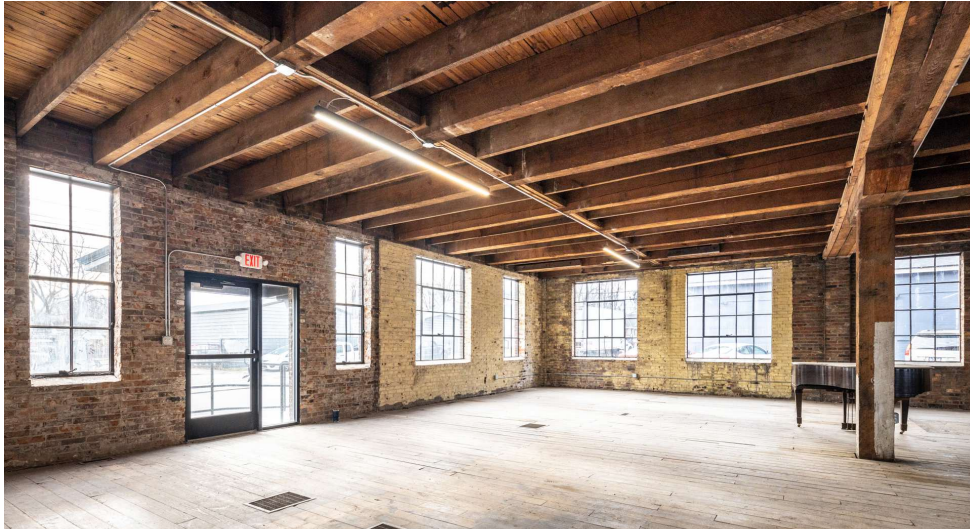
ADDITIONAL PHOTOS



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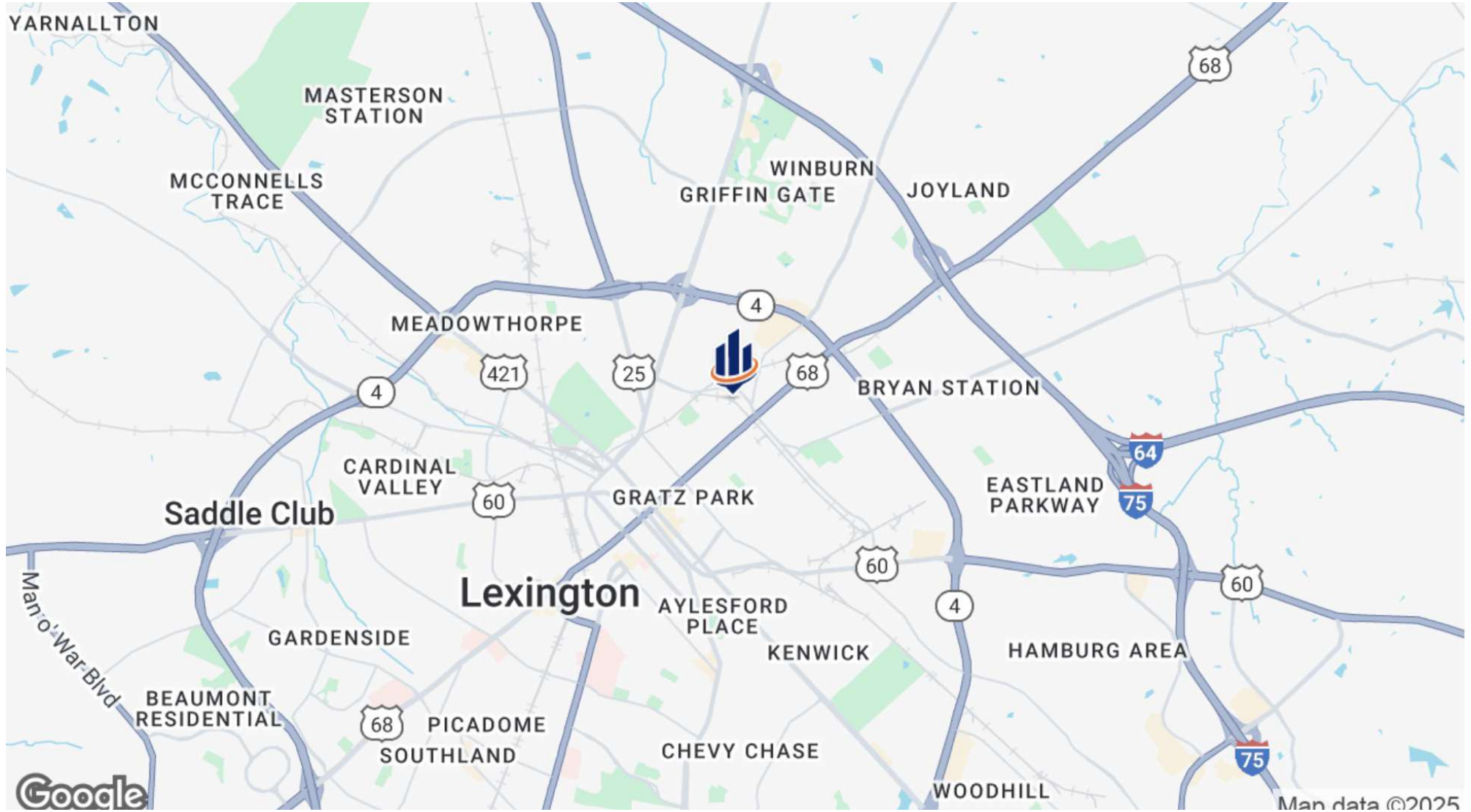
AERIAL



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LOCATION MAP



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