

429 N. Broadway

Lexington, KY 40508



✓ Private Parking Lot

✓ Furniture Included

Contact:

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BLOCK+LOT

Sale Price:
\$899,000 (\$145.77/SF)

Total Building SF:
6,167 SF

Zoning:
P-1 (Professional Office)

Purchase vs. Lease

Purchasing:

Purchase Price: \$899,000

20% Down: \$179,800

Amt. Financed: \$719,200

Interest/Year %: 3.750%

Term: 20 Years

Monthly Payment:

\$4,264.05

Leasing:

Rent: \$14.50/SF

SF: 6,167 SF

Monthly Rent: \$7,451

Property Description

A rare offering! This one of a kind property offers a refined sense of charm and history. High ceilings, expansive windows, hardwood floors, decorative fireplaces, and crown moldings abound throughout this three-story gracious layout. Featuring approximately 12 private offices, kitchenette/break room, 3 restrooms, conference room, and multiple additional work station areas to accommodate more employees, this makes for an attractive and functional work environment. Also included in the offering is a variety of furniture including conference table, chairs, antique mirrors, rugs, credenzas, lamps, and chandeliers. There is also a large unfinished basement that is ideal for file and related storage. Private parking lot within the property as well. This is a great opportunity to purchase a building for your business with a lower monthly cost than renting commercial office space downtown. Using a 3.75% interest rate, on a 20 year commercial loan with 20% down, the monthly mortgage would be under \$4,300. If you were to rent this building for \$14.50/SF, the monthly base rent alone would be \$7,451/Month.

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Aerial & Location Description



28,066
cars/day

New Circle Road
I-64/75

Gratz Park

Location Description:

Nicely located in Downtown Lexington along N. Broadway between Fourth and Fifth Streets. It is adjacent to the historic Transylvania University campus. The property offers great visibility and curb appeal.

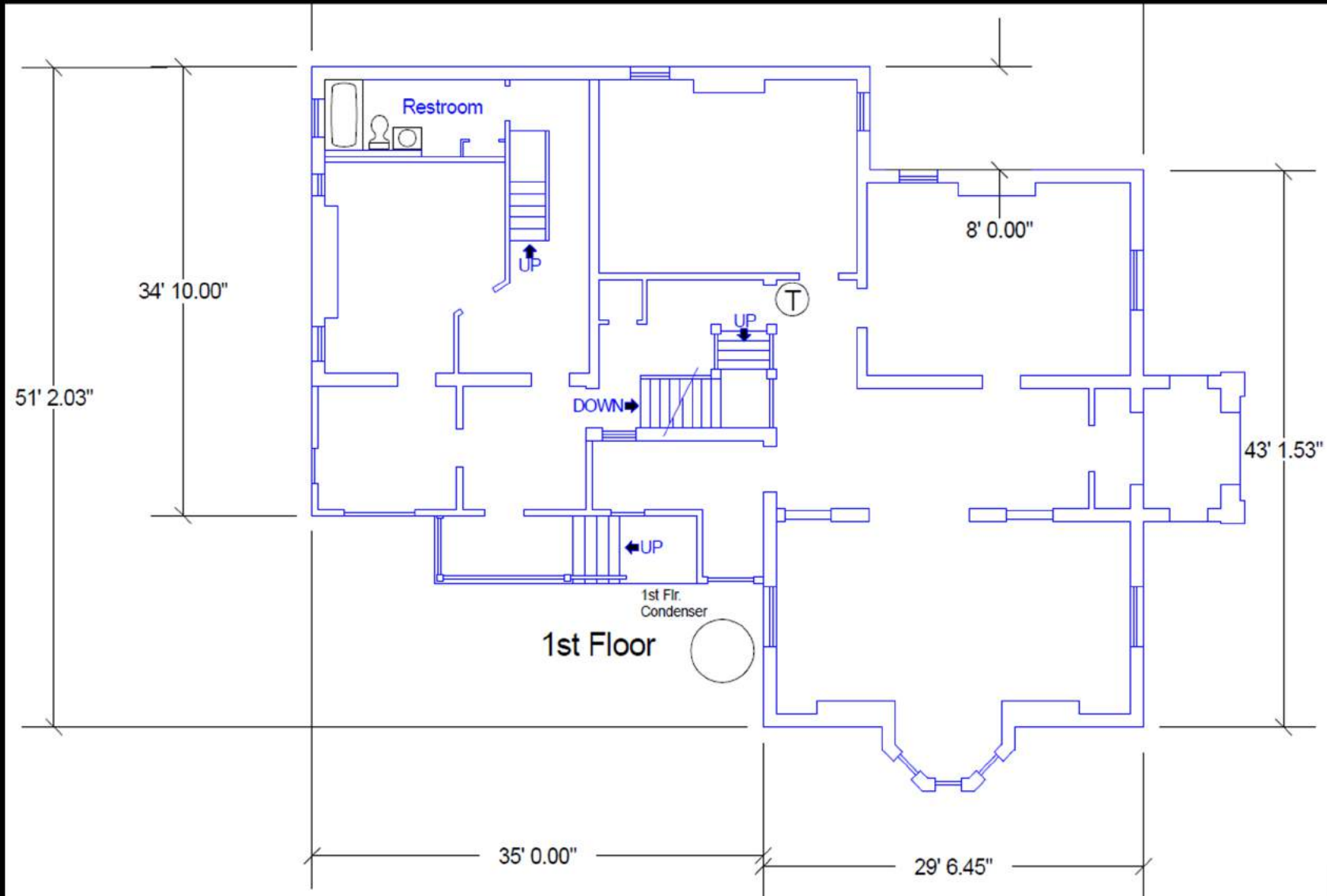
429 N. Broadway

Photos



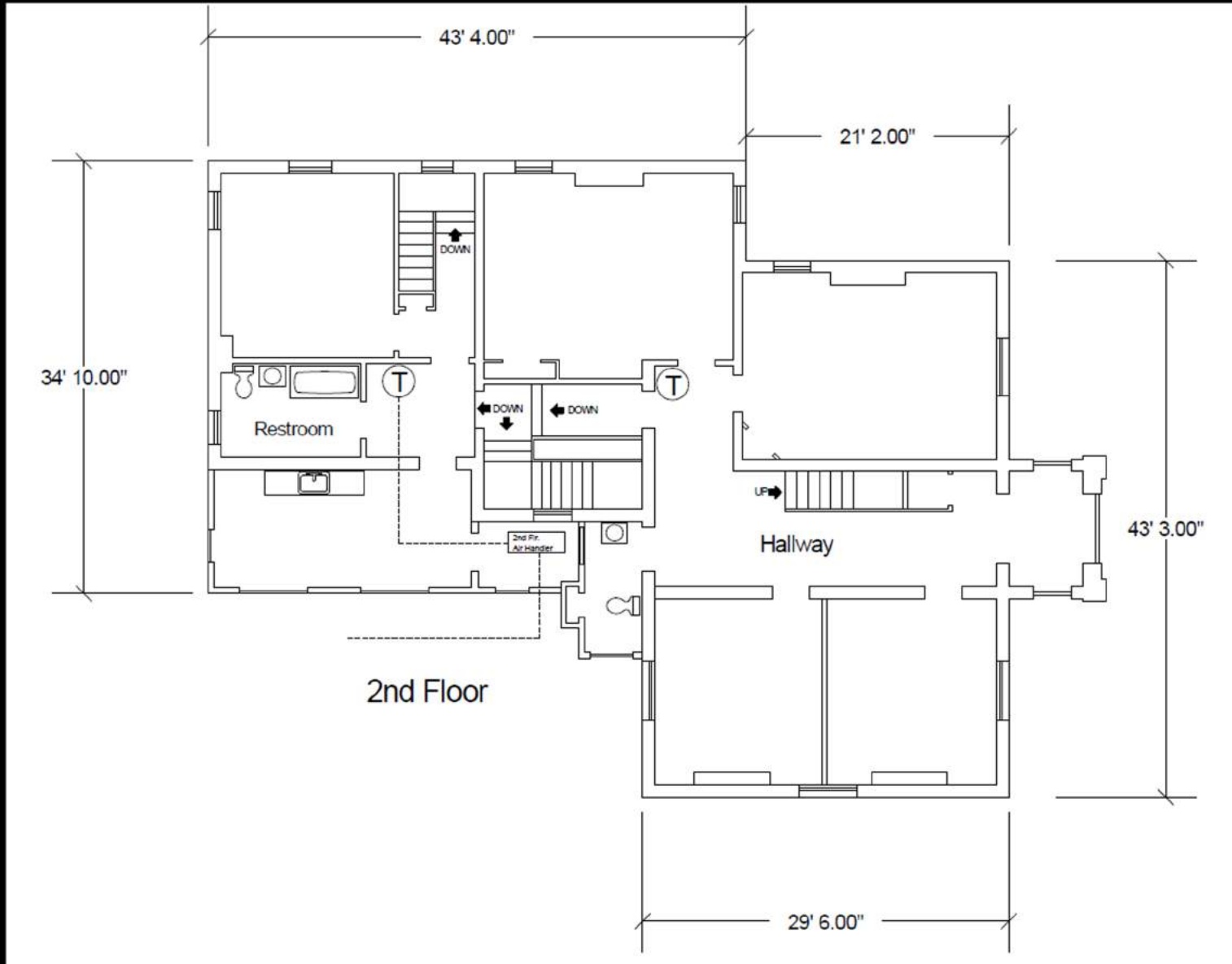
429 N. Broadway

Floor Plan- First Floor



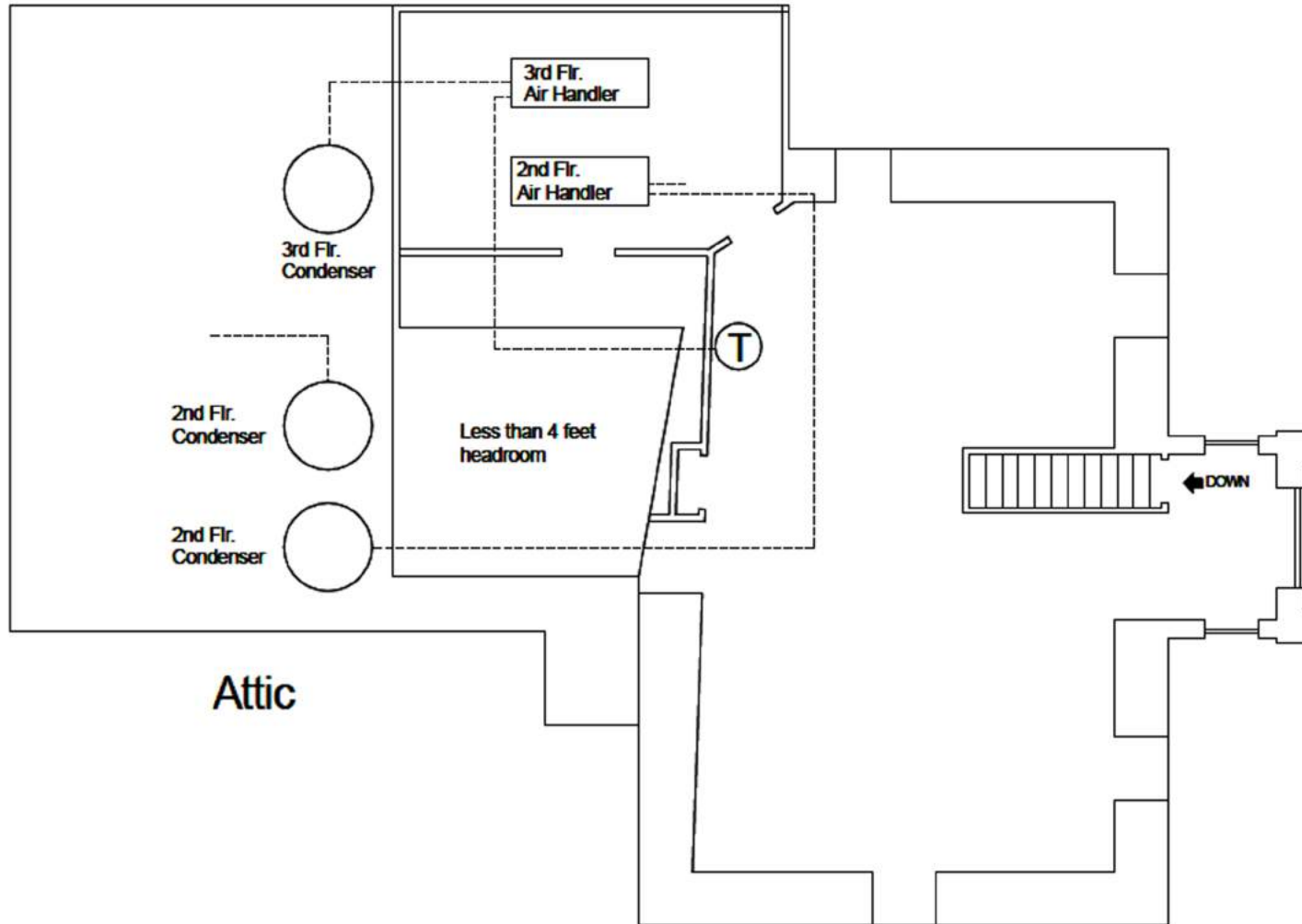
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Floor Plan- Second Floor



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Floor Plan- Attic Floor



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Floor Plan- Basement

Basement

