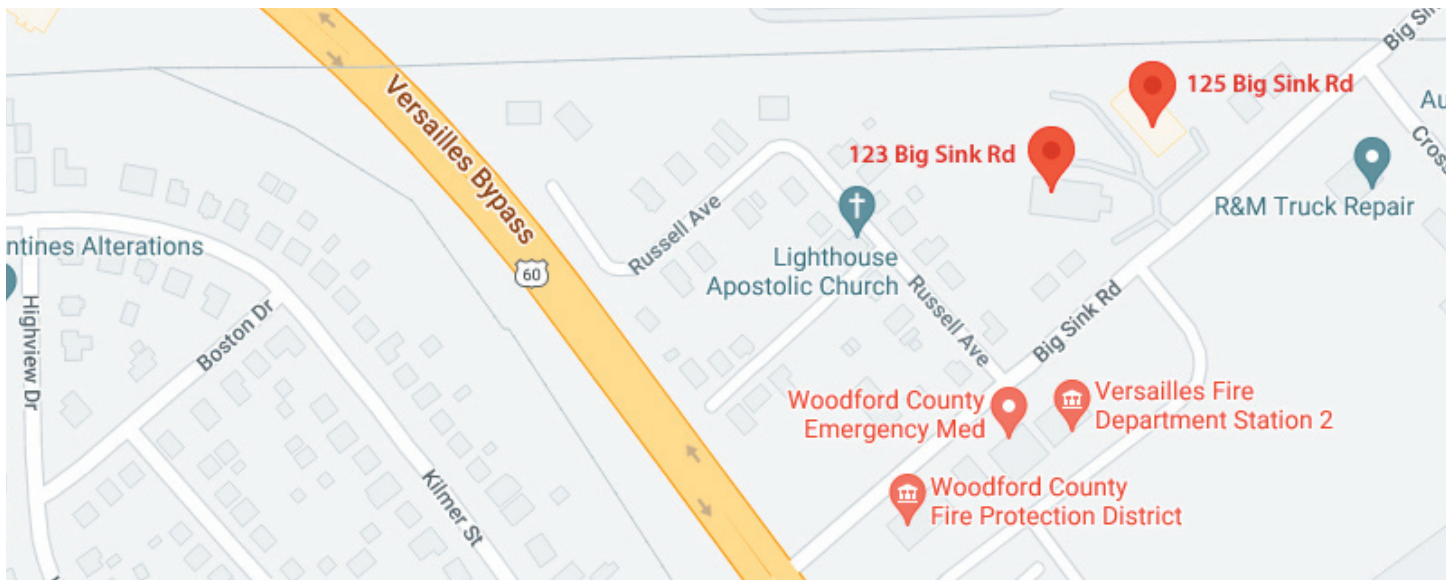


FOR SALE

123-125 Big Sink Rd, Versailles, KY 40383

\$1,325,000



Great opportunity to purchase two adjacent lots that are conveniently located on Big Sink Rd just one block from the bypass. Close to More Than a Bakery and many other businesses. 123 Big Sink was originally built as a daycare, currently it is a church, but it has potential for many other uses. The church has a short lease, so it could be owner occupied, and 125 Big Sink used as investment income with 4 tenants. The 125 lot has potential to build another 5,200 SF building.



CHERI MCMULLIN

859-940-6483

cmcmullin@schradercommercial.com

444 E Main Street, Suite 110
PO Box 21793 Lexington, KY 40522

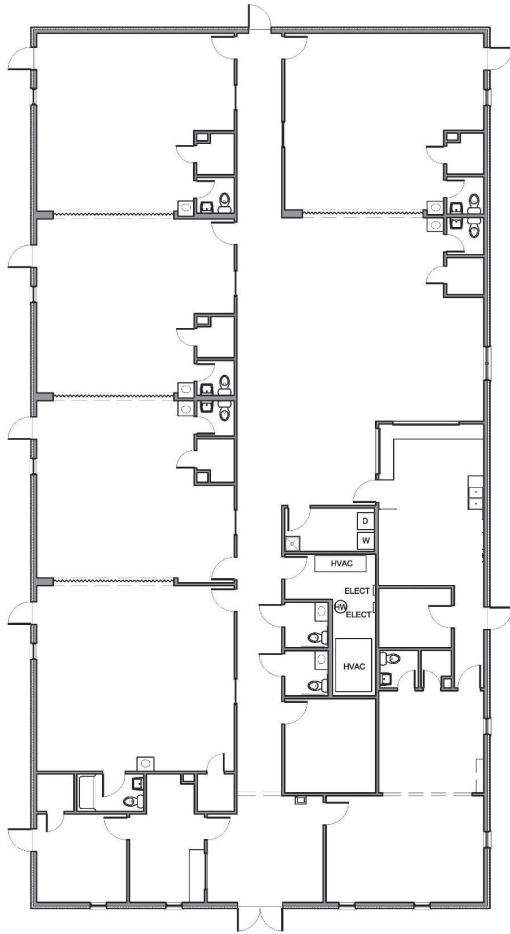
SCHRADER
COMMERCIAL PROPERTIES, LLC

859-288-5008 / schradercommercial.com

The information contained herein is from sources believed, but not guaranteed to be reliable. Schrader Commercial Properties, LLC makes no representations or warranties regarding the property and you should conduct a careful independent investigation of the property to determine its suitability for your use and investment.

123 BIG SINK PROPERTY DETAILS

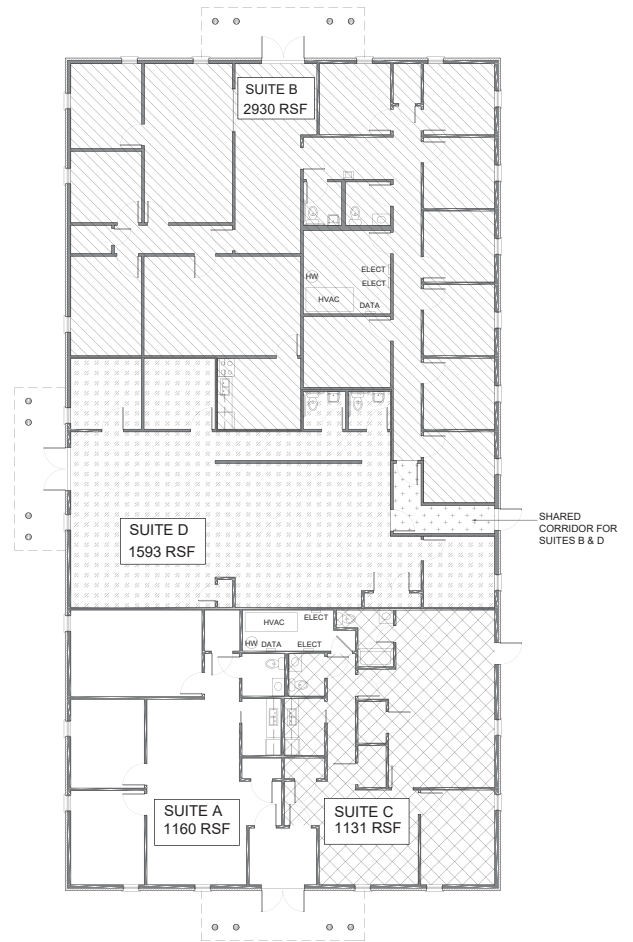
Building Size:	+/- 7,101 SF
Lot Size:	+/- 1.02 AC
Year Built:	1995
Property Type:	Freestanding Retail/Office
Zoning:	R-3
(1) Short lease with church (was built as daycare)	



FLOOR PLAN - 123 BIG SINK ROAD 7101 Gross S.F.

125 BIG SINK PROPERTY DETAILS

Building Size:	+/- 7,077 SF (+/- 6,814 Rentable SF)
Lot Size:	+/- 1.703 AC
Year Built:	1995
Property Type:	Freestanding Retail/Office
Zoning:	P-1
(4) Office tenants	



FLOOR PLAN - SUITE "A"

125 BIG SINK ROAD
VERSAILLES, KENTUCKY

Site Plan

