

# **\$373,999 - 2121 Nicholasville Road, Lexington**

MLS® #25015132

---

## **\$373,999**

Bedroom, Bathroom,  
Commercial Sale on 22 Acres

Southland, Lexington, KY

An exceptional opportunity awaits in one of Lexington's most prominent and high-traffic commercial corridors. This 1,755 sq. ft. ground-level suite within the well-known Continental Tower offers a highly flexible layout suitable for a wide range of professional uses. Formerly utilized as a dental office, the space includes multiple private offices/exam rooms, a reception area, and full plumbing access, providing a turnkey-ready environment for medical, dental, wellness, or professional service operations. The property is ideally suited for law firms, real estate offices, insurance agencies, therapy or counseling practices, beauty/wellness studios, or other professional enterprises seeking immediate occupancy with prominent visibility. The suite's reception area and private offices/exam rooms are thoughtfully arranged to support efficient operations, while convenient client and staff parking enhances accessibility. Its ground-level exposure on Nicholasville Road ensures maximum visibility to daily traffic, contributing to both professional presence and long-term value. Investors will recognize the strong rental potential in this sought-after location, while owner-users will benefit from a functional, move-in-ready space in a reputable commercial building. The seller is motivated and relocating out of state, providing a timely opportunity for acquisition. Properties of this caliber, combining strategic location, functional design, and immediate usability, are rare in Lexington's competitive market.



Built in 1975

## Essential Information

MLS® #	25015132
Price	\$373,999
Acres	22.29
Year Built	1975
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	2121 Nicholasville Road
Area	003 - Fayette County SE
Subdivision	Southland
City	Lexington
County	Fayette
State	KY
Zip Code	40503

## Amenities

Parking	Other
---------	-------

## Interior

Heating	Other
Cooling	Other

## Exterior

Construction	Brick
--------------	-------

## Additional Information

Date Listed	July 11th, 2025
Zoning	R-4 - HIGH DENSITY APARTMENT

## Listing Details

Listing Office	Century 21 Advantage Realty
----------------	-----------------------------



The data relating to real estate for sale on this website comes in part from the Internet Data Exchange Program of the Bluegrass Realtors Multiple Listing Service. Real estate listings held by IDX Brokerage firms other than RE/Max Properties East are marked with the IDX logo or the IDX thumbnail logo and detailed information about them includes the name of the listing IDX Brokers. Information Deemed Reliable but Not

