

# FAYETTE COUNTY, KENTUCKY

Property Valuation Administrator

David O'Neill, PVA

FayettePVA.com

101 E. Vine St Lexington Ky 40507

(859)246-2722

Commercial Sales | January 01, 2021 - September 30, 2021 |

## Golf Course

Sale Date	Address	Price	Square Feet	\$/SqFt	Structure
3/12/2021	<a href="#">2300 SANDERSVILLE RD</a>	\$4,025,085	*		Country Club with Course
3/12/2021	<a href="#">2450 SANDERSVILLE RD</a>	\$4,025,085	*		

## Healthcare

Sale Date	Address	Price	Square Feet	\$/SqFt	Structure
3/26/2021	<a href="#">3057 N CLEVELAND RD</a>	\$600,000	7749	\$77	Office Condo
7/7/2021	<a href="#">1376 SILVER SPRINGS DR</a>	\$9,994,896	50805	\$197	Office Condo
9/10/2021	<a href="#">1221 S BROADWAY</a>	\$49,158,000	**		Medical Office

## Hospitality/Recreation

Sale Date	Address	Price	Square Feet	\$/SqFt	Structure
1/21/2021	<a href="#">904 LIBERTY RD</a>	\$320,000	3248	\$99	Retail
3/4/2021	<a href="#">2341 BUENA VISTA RD</a>	\$1,750,000	5250	\$333	Franchise Food
3/9/2021	<a href="#">502 W SECOND ST</a>	\$446,000	3658	\$122	Retail
3/15/2021	<a href="#">2851 RICHMOND RD</a>	\$1,400,000	5621	\$249	Franchise Food
3/26/2021	<a href="#">591 W SHORT ST</a>	\$355,000	940	\$378	Retail
3/28/2021	<a href="#">266 E SECOND ST</a>	\$15,000	5220	\$3	Bar/Lounge
3/30/2021	<a href="#">2340 BUENA VISTA RD</a>	\$1,200,000	2032	\$591	Franchise Food
5/17/2021	<a href="#">3116 RICHMOND RD</a>	\$17,400,000	*		Retail
6/7/2021	<a href="#">1318 VERSAILLES RD</a>	\$750,000	2076	\$361	Franchise Food
6/11/2021	<a href="#">286 SOUTHLAND DR</a>	\$1,250,000	4587	\$273	Social/Fraternal Hall
7/22/2021	<a href="#">2341 BUENA VISTA RD</a>	\$2,720,000	5250	\$518	Franchise Food
7/29/2021	<a href="#">5365 ATHENS BOONESBORO RD</a>	\$1,778,000	3192	\$557	Franchise Food
8/31/2021	<a href="#">780 N LIMESTONE</a>	\$385,000	2603	\$148	Retail
9/9/2021	<a href="#">1415 LEESTOWN RD</a>	\$665,000	*		Retail

\*-Multiple parcel sale, see property record card for details

\*\* - Parcel includes multiple improvements, see property record card for details

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**Industrial**

Sale Date	Address	Price	Square Feet	\$/SqFt	Structure
1/8/2021	<a href="#">649 BIZZELL DR</a>	\$2,080,000	**		Warehouse
1/27/2021	<a href="#">847 ANGLIANA AVE</a>	\$1,500,000	28200	\$53	Warehouse
1/29/2021	<a href="#">780 ENTERPRISE DR</a>	\$220,000	4260	\$52	Warehouse
3/5/2021	<a href="#">1801 EDISON DR</a>	\$2,600,000	**		Warehouse
3/5/2021	<a href="#">1801 EDISON DR</a>	\$2,600,000	**		Other
3/16/2021	<a href="#">976 DELAWARE AVE</a>	\$250,000	*		Manufacturing/Processing
3/30/2021	<a href="#">2321 MAGGARD DR</a>	\$1,300,000	11970	\$109	Warehouse
4/23/2021	<a href="#">223 GOLD RUSH RD</a>	\$875,000	13445	\$65	Office/Warehouse
4/23/2021	<a href="#">751 ENTERPRISE DR</a>	\$1,400,000	17800	\$79	Manufacturing/Processing
4/28/2021	<a href="#">840 ANGLIANA AVE</a>	\$3,350,000	206496	\$16	Warehouse
5/7/2021	<a href="#">540 E SECOND ST</a>	\$2,200,000	11880	\$185	Warehouse
5/12/2021	<a href="#">333 HENRY ST</a>	\$720,000	*		Manufacturing/Processing
5/20/2021	<a href="#">628 KENNEDY RD</a>	\$660,000	4468	\$148	Retail/Warehouse
5/20/2021	<a href="#">698 KENNEDY RD</a>	\$660,000	**		Warehouse
5/20/2021	<a href="#">698 KENNEDY RD</a>	\$660,000	**		Auto Service Garage
5/28/2021	<a href="#">938 MANCHESTER ST</a>	\$510,000	4000	\$128	Office/Warehouse
6/18/2021	<a href="#">673 KENNEDY RD</a>	\$1,935,000	*		Manufacturing/Processing
6/18/2021	<a href="#">691 KENNEDY RD</a>	\$1,935,000	*		Auto Service Garage
6/18/2021	<a href="#">691 KENNEDY RD</a>	\$1,935,000	*		Warehouse
6/21/2021	<a href="#">938 NATIONAL AVE</a>	\$400,000	*		Warehouse
6/30/2021	<a href="#">2285 FRANKFORT CT</a>	\$690,000	10000	\$69	Retail/Warehouse
7/1/2021	<a href="#">2086 BUCK LN</a>	\$2,700,000	47450	\$57	Warehouse
8/6/2021	<a href="#">201 W LOUDON AVE</a>	\$6,500,000			Manufacturing/Processing
8/6/2021	<a href="#">1301 BAKER CT</a>	\$1,570,000	**		Warehouse
8/10/2021	<a href="#">2268 DANFORTH DR</a>	\$925,000	11273	\$82	Office/Warehouse
9/1/2021	<a href="#">2409 OVER DR</a>	\$2,600,000	38084	\$68	Manufacturing/Processing

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9/2/2021	<a href="#">225 LEE ST</a>	\$150,000	2915	\$51	Warehouse
9/13/2021	<a href="#">1161-1163 COMMERCIAL DR</a>	\$425,000	**		Warehouse
9/23/2021	<a href="#">166 LEE ST</a>	\$495,000	12420	\$40	Warehouse

**Land Only**

Sale Date	Address	Price	Square Feet	\$/SqFt	Structure
4/29/2021	<a href="#">652 E MAIN ST</a>	\$700,000	2628	\$266	Franchise Food

**Office**

Sale Date	Address	Price	Square Feet	\$/SqFt	Structure
1/8/2021	<a href="#">1720 SHARKEY WAY</a>	\$1,010,000	7700	\$131	Office Building
1/19/2021	<a href="#">3320 CLAYS MILL RD STE 109</a>	\$325,000	*		Office Condo
1/19/2021	<a href="#">3320 CLAYS MILL RD STE 209</a>	\$325,000	*		Office Condo
1/29/2021	<a href="#">1640 NICHOLASVILLE RD STE 202</a>	\$130,000	1462	\$89	Medical Office
1/29/2021	<a href="#">2357 HUGUENARD DR</a>	\$950,000	6840	\$139	Office Building
1/29/2021	<a href="#">1031 WELLINGTON WAY UNIT 265</a>	\$140,000	1053	\$133	Office Condo
2/4/2021	<a href="#">173 N LIMESTONE</a>	\$225,000	2580	\$87	Office Building
2/4/2021	<a href="#">131 PROSPEROUS PL UNIT 19A&amp;C</a>	\$205,000	1085	\$189	Office Condo
2/10/2021	<a href="#">549 W THIRD ST</a>	\$360,000	**		Manufacturing/Processing
2/12/2021	<a href="#">3213 SUMMIT SQUARE PL STE 150</a>	\$125,000	1363	\$92	Office Condo
2/22/2021	<a href="#">2700 OLD ROSEBUD RD UNIT 250</a>	\$617,500	4097	\$151	Office Condo
2/22/2021	<a href="#">2505 LARKIN RD UNIT 104</a>	\$106,700	1060	\$101	Office Condo
2/23/2021	<a href="#">3712 WILLOW RIDGE RD</a>	\$140,000	1344	\$104	Office Condo
2/24/2021	<a href="#">1795 ALYSHEBA WAY UNIT 7102</a>	\$325,000	*		Office Condo
2/24/2021	<a href="#">1795 ALYSHEBA WAY UNIT 7202</a>	\$325,000	*		Office Condo
2/26/2021	<a href="#">429 N BROADWAY</a>	\$780,000	6167	\$126	Office Building

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**Office**

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3/9/2021	<a href="#">2121 NICHOLASVILLE RD UNIT 109</a>	\$75,000	3667	\$20	Office Condo
3/18/2021	<a href="#">1641 NICHOLASVILLE RD</a>	\$525,000	3010	\$174	Office Building
3/19/2021	<a href="#">1204 WINCHESTER RD STE 150</a>	\$285,000	*		Office Condo
3/19/2021	<a href="#">1204 WINCHESTER RD STE 100</a>	\$285,000	*		Office Condo
3/19/2021	<a href="#">771 CORPORATE DR</a>	\$13,200,000	131031	\$101	Office Building
3/25/2021	<a href="#">2277 THUNDERSTICK DR</a>	\$2,550,000	40000	\$64	Office Building
3/27/2021	<a href="#">3229 SUMMIT SQUARE PL STE 230</a>	\$268,000	1547	\$173	Office Condo
3/31/2021	<a href="#">715 SHAKER DR STE 132</a>	\$160,000	2084	\$77	Office Condo
4/9/2021	<a href="#">239 N BROADWAY</a>	\$820,000	7506	\$109	Office Building
4/15/2021	<a href="#">1701 NICHOLASVILLE RD</a>	\$1,050,000	6080	\$173	Medical Office
4/23/2021	<a href="#">1517 NICHOLASVILLE RD UNIT 402</a>	\$160,000	1952	\$82	Office Condo
4/26/2021	<a href="#">153 PROSPEROUS PL UNIT 2B</a>	\$72,500	714	\$102	Office Condo
4/27/2021	<a href="#">3131 CUSTER DR UNIT 2</a>	\$149,000	1152	\$129	Office Condo
4/30/2021	<a href="#">860 CORPORATE DR</a>	\$1,600,000	17446	\$92	Office Building
4/30/2021	<a href="#">535 WELLINGTON WAY STE 120</a>	\$540,000	2500	\$216	Office Condo
5/6/2021	<a href="#">1604 HARRODSBURG RD</a>	\$385,000	2240	\$172	Office Building
5/10/2021	<a href="#">3151 BEAUMONT CENTRE CIR STE 110</a>	\$1,000,000	*		Office Condo
5/10/2021	<a href="#">3151 BEAUMONT CENTRE CIR STE 100</a>	\$1,000,000	*		Office Condo
5/14/2021	<a href="#">330 ROMANY RD</a>	\$650,000	1984	\$328	Medical Office
5/18/2021	<a href="#">278 SOUTHLAND DR</a>	\$1,800,000	*		Office Building
5/24/2021	<a href="#">644 N BROADWAY</a>	\$383,000	4297	\$89	Office Building
5/27/2021	<a href="#">1401 NICHOLASVILLE RD</a>	\$555,000	2496	\$222	Office Building
6/1/2021	<a href="#">1795 ALYSHEBA WAY UNIT 3202</a>	\$150,000	982	\$153	Office Condo
6/2/2021	<a href="#">1031 WELLINGTON WAY UNIT 145</a>	\$271,400	*		Office Condo
6/10/2021	<a href="#">1795 ALYSHEBA WAY UNIT 1002</a>	\$96,000	982	\$98	Office Condo
6/10/2021	<a href="#">265 REGENCY CIR</a>	\$255,000	2850	\$89	Office Building

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6/10/2021	<a href="#">265 REGENCY CIR</a>	\$205,000	2850	\$72	Office Building
6/16/2021	<a href="#">1353 W MAIN ST</a>	\$720,000	9225	\$78	Office Building
6/23/2021	<a href="#">637 SAYRE AVE</a>	\$232,400	2142	\$108	Medical Office
6/24/2021	<a href="#">1031 WELLINGTON WAY UNIT 245</a>	\$271,400	*		Office Condo
6/28/2021	<a href="#">1795 ALYSHEBA WAY UNIT 5102</a>	\$152,500	1001	\$152	Office Condo
7/2/2021	<a href="#">135-143 E MAXWELL ST</a>	\$13,653,000	37601	\$363	Medical Office
7/6/2021	<a href="#">1056 WELLINGTON WAY</a>	\$2,995,000	22340	\$134	Office Building
7/9/2021	<a href="#">1050 MONARCH ST STE 302</a>	\$1,090,000	*		Office Condo
7/9/2021	<a href="#">1050 MONARCH ST STE 300</a>	\$1,090,000	*		Office Condo
7/9/2021	<a href="#">1050 MONARCH ST STE 301</a>	\$1,090,000	*		Office Condo
7/15/2021	<a href="#">2216 YOUNG DR</a>	\$790,500	14752	\$54	Office Building
7/16/2021	<a href="#">1030 MONARCH ST STE 320</a>	\$153,000	961	\$159	Office Condo
7/23/2021	<a href="#">531 DARBY CREEK RD UNIT 35</a>	\$200,000	936	\$214	Office Condo
8/2/2021	<a href="#">1030 MONARCH ST STE 340</a>	\$115,000	618	\$186	Office Condo
8/11/2021	<a href="#">1030 MONARCH ST STE 310</a>	\$220,000	*		Office Condo
8/11/2021	<a href="#">1030 MONARCH ST STE 350</a>	\$220,000	*		Office Condo
8/13/2021	<a href="#">3724 WILLOW RIDGE RD</a>	\$260,000	*		Office Condo
8/13/2021	<a href="#">3720 WILLOW RIDGE RD</a>	\$260,000	*		Office Condo
8/16/2021	<a href="#">325 W MAIN ST UNIT 300</a>	\$500,500	29409	\$17	Office Condo
8/16/2021	<a href="#">1795 ALYSHEBA WAY UNIT 1204</a>	\$140,250	982	\$143	Office Condo
8/16/2021	<a href="#">2533 LARKIN RD</a>	\$675,000	13690	\$49	Office Building
8/18/2021	<a href="#">2891 RICHMOND RD</a>	\$2,050,000	19422	\$106	Office Building
8/30/2021	<a href="#">426 CODELL DR</a>	\$555,000	3648	\$152	Office Building
9/3/2021	<a href="#">125 WALTON AVE</a>	\$445,000	2887	\$154	Office Building
9/15/2021	<a href="#">2406 GREATSTONE PT</a>	\$123,500	980	\$126	Office Building
9/18/2021	<a href="#">149 JEFFERSON ST</a>	\$150,000	840	\$179	Office Building

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9/24/2021	<a href="#">274 SOUTHLAND DR UNIT A1</a>	\$126,495	1190	\$106	Office Condo
9/24/2021	<a href="#">144 PASADENA DR</a>	\$240,000	1852	\$130	Office Building
9/28/2021	<a href="#">261 REGENCY CIR</a>	\$270,000	3350	\$81	Office Building
9/28/2021	<a href="#">261 REGENCY CIR</a>	\$240,000	3350	\$72	Office Building
9/30/2021	<a href="#">2800 PALUMBO DR UNIT 4</a>	\$1,230,000	*		Office Condo
9/30/2021	<a href="#">2800 PALUMBO DR UNIT 3</a>	\$1,230,000	*		Office Condo
9/30/2021	<a href="#">2800 PALUMBO DR UNIT 2</a>	\$1,230,000	*		Office Condo

**Other**

<u>Sale Date</u>	<u>Address</u>	<u>Price</u>	<u>Square Feet</u>	<u>\$/SqFt</u>	<u>Structure</u>
1/27/2021	<a href="#">866 S BROADWAY</a>	\$400,000	*		Other
3/26/2021	<a href="#">3743 RED RIVER DR</a>	\$1,900,000	**		Day Care
5/21/2021	<a href="#">1100 ARMSTRONG MILL RD</a>	\$1,100,000	20832	\$53	Religious
5/28/2021	<a href="#">2033 GARDEN SPRINGS DR</a>	\$220,000	2156	\$102	Day Care
8/19/2021	<a href="#">131 N EAGLE CREEK DR</a>	\$3,200,000	13494	\$237	Day Care

**Parking Garage Structure or Lots**

<u>Sale Date</u>	<u>Address</u>	<u>Price</u>	<u>Square Feet</u>	<u>\$/SqFt</u>	<u>Structure</u>
1/27/2021	<a href="#">864 S BROADWAY</a>	\$400,000	*		
6/7/2021	<a href="#">1515 E NEW CIRCLE RD</a>	\$250,000			
7/13/2021	<a href="#">865 E HIGH ST</a>	\$3,625,000	*		

**Retail**

<u>Sale Date</u>	<u>Address</u>	<u>Price</u>	<u>Square Feet</u>	<u>\$/SqFt</u>	<u>Structure</u>
1/26/2021	<a href="#">7959 OLD RICHMOND RD</a>	\$154,000	700	\$220	Retail
1/29/2021	<a href="#">280 BIG RUN RD</a>	\$500,000	6000	\$83	Auto Service Garage

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**Retail**

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2/5/2021	<a href="#">790 E NEW CIRCLE RD</a>	\$330,000	1332	\$248	Convenient Food Market with G
2/12/2021	<a href="#">155 E REYNOLDS RD</a>	\$2,100,000	14400	\$146	Neighborhood Shopping Center
2/23/2021	<a href="#">767 E SEVENTH ST</a>	\$1,950,000	*		Warehouse
2/23/2021	<a href="#">767 E SEVENTH ST</a>	\$1,950,000	*		Mini Warehouse
2/26/2021	<a href="#">824 WINCHESTER RD</a>	\$290,000	5200	\$56	Retail
3/3/2021	<a href="#">857 SPARTA CT</a>	\$250,000	2698	\$93	Retail
3/5/2021	<a href="#">2167 N BROADWAY</a>	\$1,424,000			Retail
3/11/2021	<a href="#">233 SOUTHLAND DR</a>	\$580,000	5525	\$105	Retail
3/31/2021	<a href="#">2637 RICHMOND RD</a>	\$1,111,112	5044	\$220	Car Wash - Automatic
3/31/2021	<a href="#">399 MEIJER WAY</a>	\$3,444,444	3150	\$1,093	Car Wash - Automatic
3/31/2021	<a href="#">1821 ALYSHEBA WAY</a>	\$3,444,444	3600	\$957	Car Wash - Automatic
4/12/2021	<a href="#">472 SOUTHLAND DR</a>	\$204,000	1248	\$163	Retail
4/12/2021	<a href="#">220 RUCCIO WAY</a>	\$4,150,000	18394	\$226	Strip Shopping Center
4/15/2021	<a href="#">121 JAMES CT</a>	\$4,750,000	*		Mini Warehouse
4/15/2021	<a href="#">137 JAMES CT</a>	\$4,750,000	*		Mini Warehouse
4/21/2021	<a href="#">183 MOORE DR</a>	\$800,000	13360	\$60	Retail
4/26/2021	<a href="#">427-429 E FIFTH ST</a>	\$85,000	2745	\$31	Retail
4/27/2021	<a href="#">641 RED MILE RD</a>	\$750,000	1800	\$417	Convenient Food Market with G
5/17/2021	<a href="#">3180 RICHMOND RD</a>	\$17,400,000	*		Retail
5/17/2021	<a href="#">3120 RICHMOND RD</a>	\$17,400,000	*		Community Shopping Center
5/18/2021	<a href="#">268 SOUTHLAND DR</a>	\$1,800,000	*		Community Shopping Center
5/25/2021	<a href="#">145 BURT RD</a>	\$1,650,000	13360	\$124	Neighborhood Shopping Center
5/26/2021	<a href="#">314 S ASHLAND AVE</a>	\$700,000	*		Retail
5/26/2021	<a href="#">316-318 S ASHLAND AVE</a>	\$700,000	*		Retail
5/27/2021	<a href="#">523 E THIRD ST</a>	\$225,000	7307	\$31	Retail
6/1/2021	<a href="#">1405 N BROADWAY</a>	\$525,000	4230	\$124	Auto Service Garage

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6/9/2021	<a href="#">802-804 EUCLID AVE</a>	\$585,000	**		Office Building
6/25/2021	<a href="#">200 LEXINGTON GREEN CIR</a>	\$5,175,000	29053	\$178	Retail
6/30/2021	<a href="#">243-245 WALTON AVE</a>	\$675,000	4104	\$164	Auto Service Garage
7/9/2021	<a href="#">1157 COMMERCIAL DR</a>	\$220,000	2000	\$110	Retail
7/9/2021	<a href="#">1157 COMMERCIAL DR</a>	\$185,000	2000	\$93	Retail
7/13/2021	<a href="#">867 E HIGH ST</a>	\$3,625,000	*		Retail
7/14/2021	<a href="#">859 E HIGH ST</a>	\$1,250,000	6784	\$184	Retail
7/16/2021	<a href="#">1118 WINCHESTER RD</a>	\$600,000	1980	\$303	Auto Dealer - Full Service
7/16/2021	<a href="#">365-371 SOUTHLAND DR</a>	\$380,000	5400	\$70	Retail
7/19/2021	<a href="#">169-171 E REYNOLDS RD</a>	\$1,375,000	18360	\$75	Neighborhood Shopping Center
7/21/2021	<a href="#">1157 COMMERCIAL DR</a>	\$272,000	2000	\$136	Retail
7/23/2021	<a href="#">1524 PARKERS MILL RD</a>	\$335,000	4200	\$80	Health Spa
7/23/2021	<a href="#">527 ANGLIANA AVE</a>	\$2,310,000	**		Mini Warehouse
7/29/2021	<a href="#">4023 FINN WAY</a>	\$3,975,929	6188	\$643	Bank
8/2/2021	<a href="#">322-324 W SECOND ST</a>	\$298,000	2140	\$139	Retail
8/2/2021	<a href="#">865 LANE ALLEN RD</a>	\$197,990	1062	\$186	Bank
8/23/2021	<a href="#">400-402 N LIMESTONE</a>	\$375,000	3368	\$111	Retail
8/30/2021	<a href="#">760 FLORENCE AVE</a>	\$68,000	*		Retail
8/30/2021	<a href="#">162 OLD TODDS RD</a>	\$2,380,000	16396	\$145	Retail
9/1/2021	<a href="#">900-902 N BROADWAY</a>	\$500,000	**		Retail
9/3/2021	<a href="#">216 SOUTHLAND DR</a>	\$400,000	2081	\$192	Auto Service Garage
9/9/2021	<a href="#">1417 LEESTOWN RD</a>	\$665,000	*		Retail
9/10/2021	<a href="#">565 E NEW CIRCLE RD</a>	\$1,600,000	13520	\$118	Retail
9/10/2021	<a href="#">2115 N BROADWAY</a>	\$305,000	2446	\$125	Convenient Food Market with G
9/10/2021	<a href="#">714 W THIRD ST</a>	\$224,550	2067	\$109	Manufacturing/Processing
9/24/2021	<a href="#">345 RUCCIO WAY</a>	\$1,075,037	3645	\$295	Bank

\*-Multiple parcel sale, see property record card for details

\*\*- Parcel includes multiple improvements, see property record card for details



# FAYETTE COUNTY, KENTUCKY

Property Valuation Administrator

David O'Neill, PVA

FayettePVA.com

101 E. Vine St Lexington Ky 40507

(859)246-2722

Commercial Sales | January 01, 2021 - September 30, 2021 |

## Retail

<u>Sale Date</u>	<u>Address</u>	<u>Price</u>	<u>Square Feet</u>	<u>\$/SqFt</u>	<u>Structure</u>
9/30/2021	<a href="#">1430 VILLAGE DR</a>	\$1,750,000	*		Neighborhood Shopping Center

## Telecom with Tower

<u>Sale Date</u>	<u>Address</u>	<u>Price</u>	<u>Square Feet</u>	<u>\$/SqFt</u>	<u>Structure</u>
5/21/2021	<a href="#">1102 ARMSTRONG MILL RD</a>	\$1,100,000	*		
9/30/2021	<a href="#">1408 VILLAGE DR</a>	\$1,750,000	*		

\*-Multiple parcel sale, see property record card for details

\*\* - Parcel includes multiple improvements, see property record card for details