



101 West Short Street | Lexington, Fayette County

\$912,500

**KIRKPATRICK & CO.**

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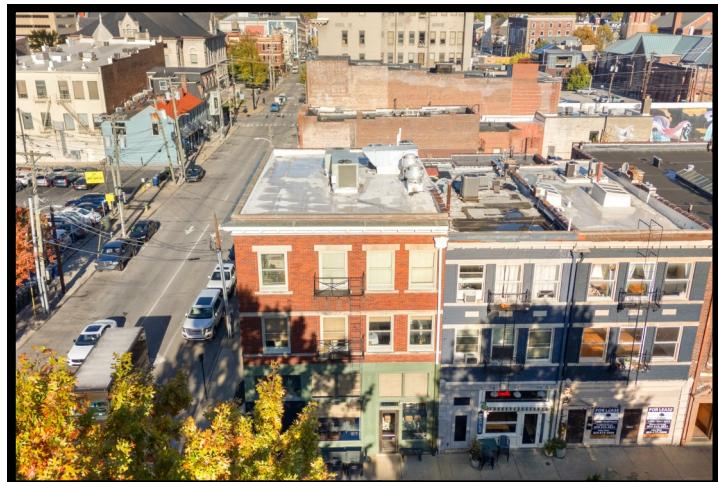
Offered for the first time in nearly 30 years, 101 West Short Street is a unique opportunity.

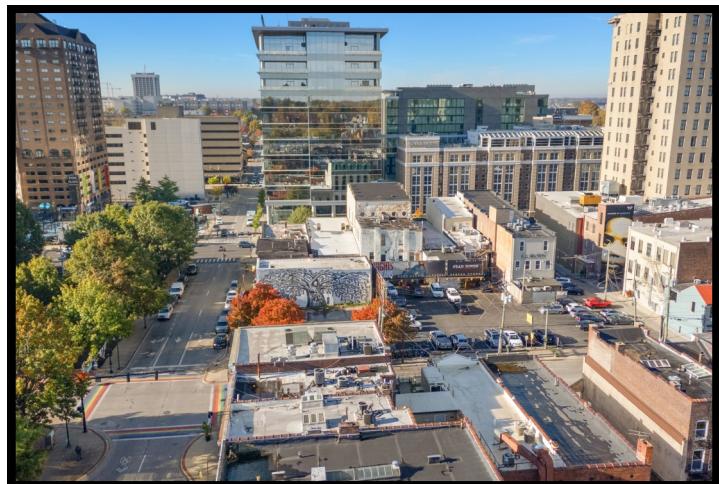
Located just one block off East Main Street and directly across from the courthouse plazas, the setting is connected and central. Immediate neighbors include City Center, 21C Museum Hotel, and the Lexington Financial Center.

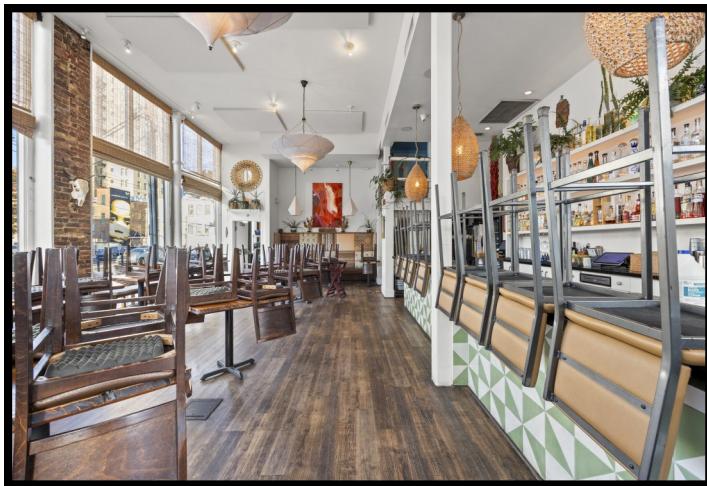
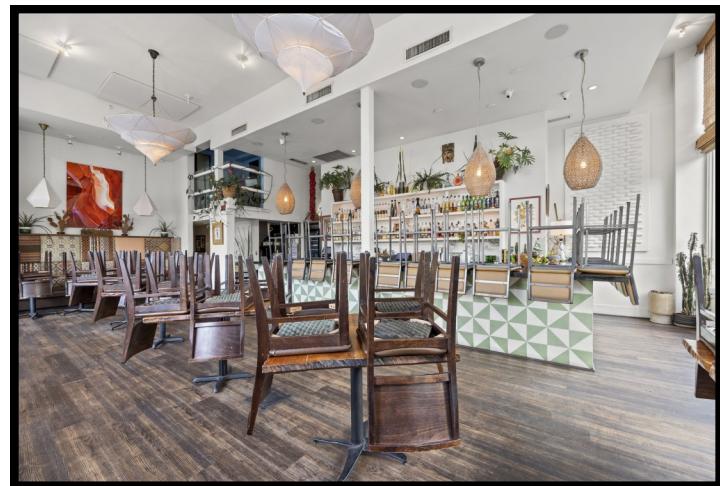
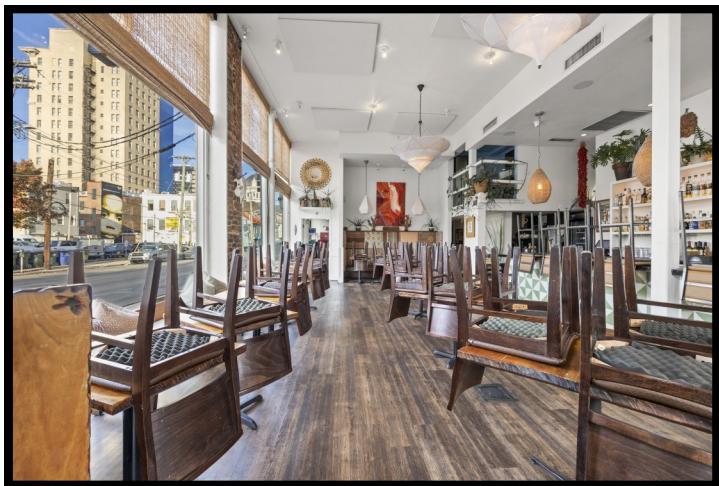
The three-story ca. 1930's building has an attractive façade, with large picture windows framing the first-floor restaurant. Intricate stonework lends further detail. Open space on the second floor is ideal for events or private receptions, while offices occupy the third level. The corner lot has frontage on both West Short Street and North Limestone, with sweeping views of downtown Lexington and room for sidewalk dining areas.

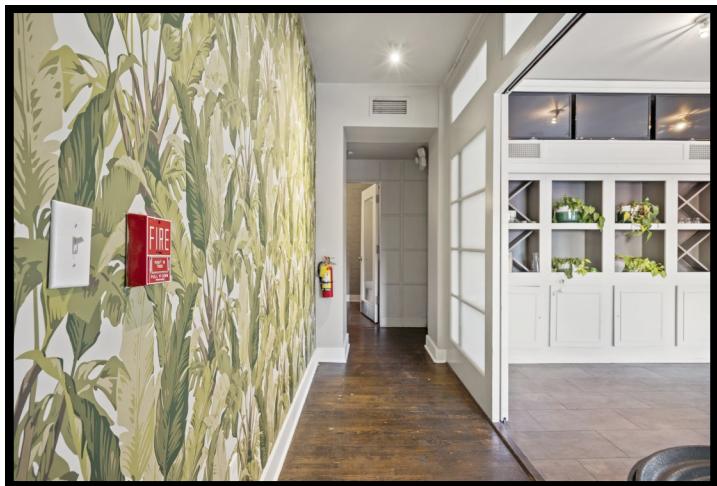
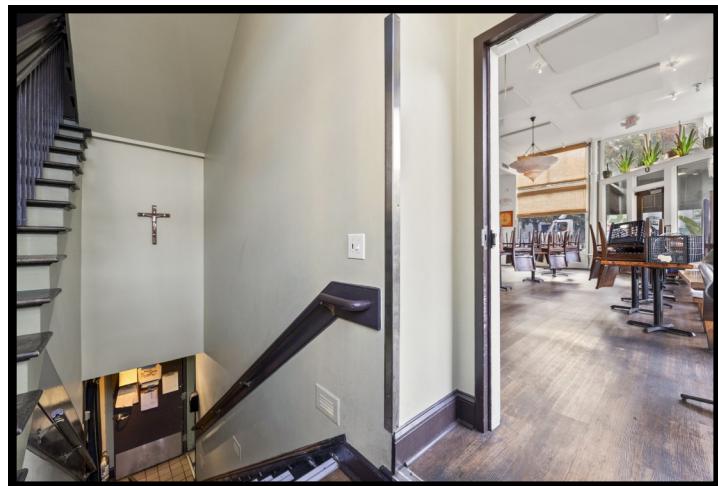
The property is fully leased, making it an appealing long and short-term investment.

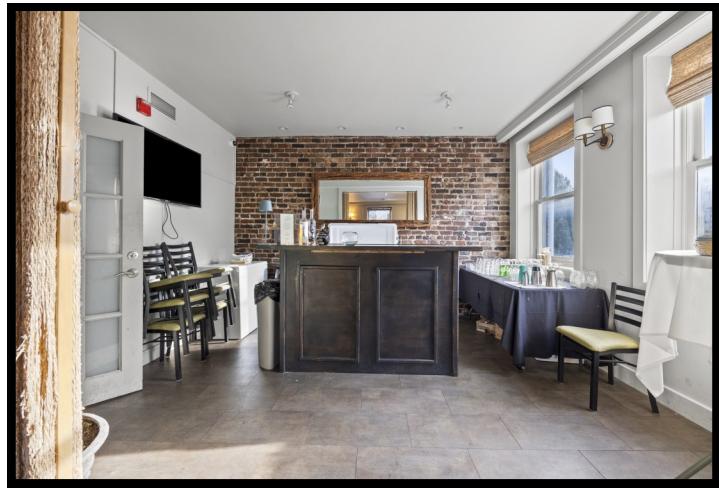
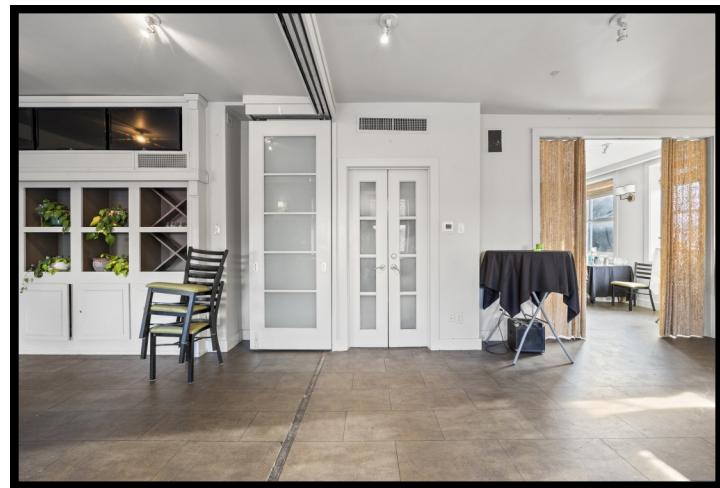


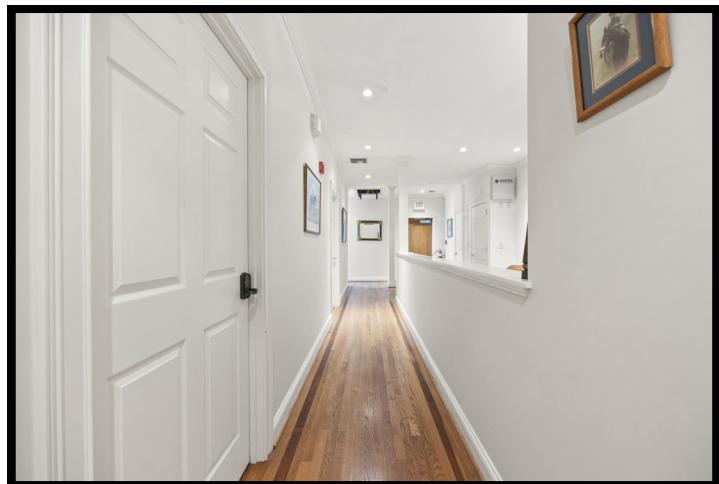
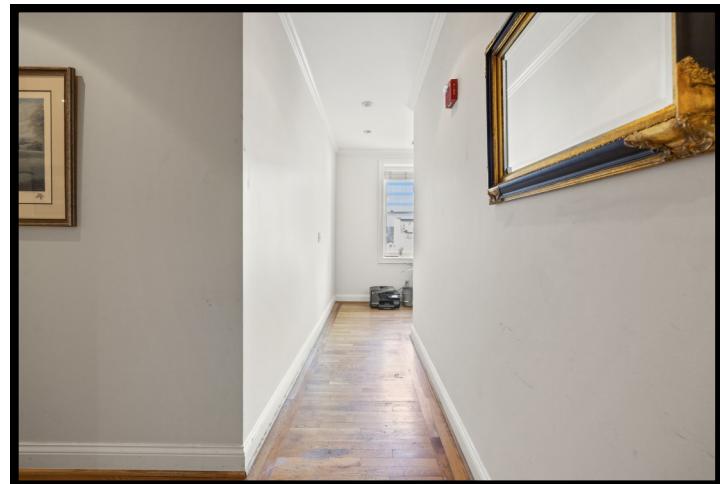
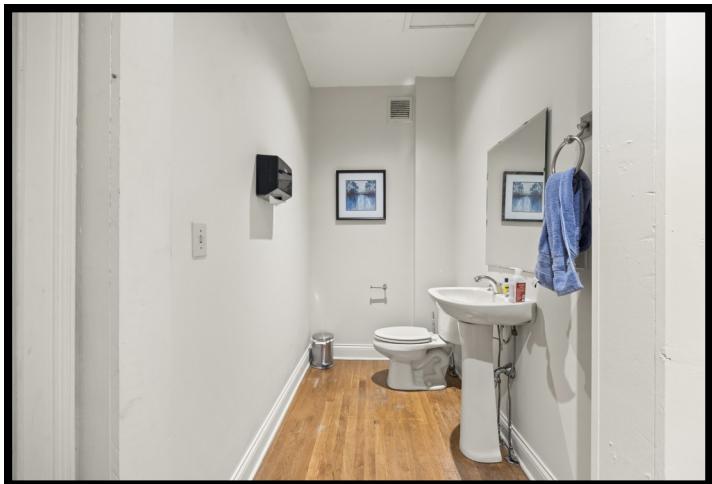












All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification is strongly advised. The listing broker or broker associates recommend interested parties, prior to closing, perform a complete property inspection (including but not limited to environmental assessments and percolation tests as may be necessary for BUYER'S intended use of the property) have the land surveyed by a licensed surveyor, the title searched and inspected by an attorney and any and all legal questions or concerns directed to legal counsel. The broker or broker associates will not advise on matters outside the scope of their real estate license.