

# 440 Johnston Road

## 11± Acres | Lexington, KY



State of the Art Rehabilitation and Training Facility adjacent to the Kentucky Thoroughbred Training Center! This is a great opportunity to purchase an extremely well located property with built in business opportunity. The facility is 11.3 acres with a 100x220 metal building which houses a State of the Art equine swimming pool, ECB Saltwater Cold Spa (new), 14 stalls, 5 wash bays, office/lounge, 60x70 open exercise area, tack and feed rooms etc. Additionally there are 8 outside shed row stalls with adjacent 24x52 metal building w/ bath and office, 10 paddocks and ample space for trailer turning and parking. The current owner has an arrangement with the Training Center to use the adjacent one mile training track on a per horse per day basis. Great Location and Opportunity!

*Listing Price: \$1,675,000*



**Tom Biederman**  
Broker  
**859.312.0606**



**BiedermanRealEstate.com**

**859.277.2030**  
1076 Wellington Way  
Lexington, KY 40513



14 stalls with tack and feed rooms and office/lounge







10 paddocks and 1 larger pasture/turf gallop







New ECB Saltwater Cold Spa



State of the art equine swimming pool with entry ramp



60x70 open exercise area







5 wash bays







Attached shed row barn with 8 stalls



Ample space for trailer turning and parking



*Biederman Real Estate will strive to represent our clients, both buyers and sellers, with the utmost responsibility.*

*Our representatives will always work to our highest abilities to provide successful transactions for all parties.*

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