



FOR SALE

\$1,461,310

Sale Price

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196 Barnwood Drive Edgewood, KY 41017

A two-story office building in a thriving development with updated amenities and flexible layouts.

Key Highlights:

- **Size & Layout:** Approximately 17,923 SF across two floors.
 - First Floor: 10,023 SF (*approx.*)
 - Second Floor: 7,905 SF (*approx.*)
- **Year Built:** Constructed in 1986, offering a solid foundation for long-term use.
- **Lot Size:** Situated on 1.03 acres, shared parking.
- **Roof:** Installed in 2012, ensuring durability and reduced maintenance costs.
- **HVAC:** 27 new HVAC units installed in 2018, delivering modern and efficient climate control.
- **Zoned:** P.O. - Professional Office and Medical.
- **Covered Parking:** Approximately eight (8) cars.

Accelerating success.

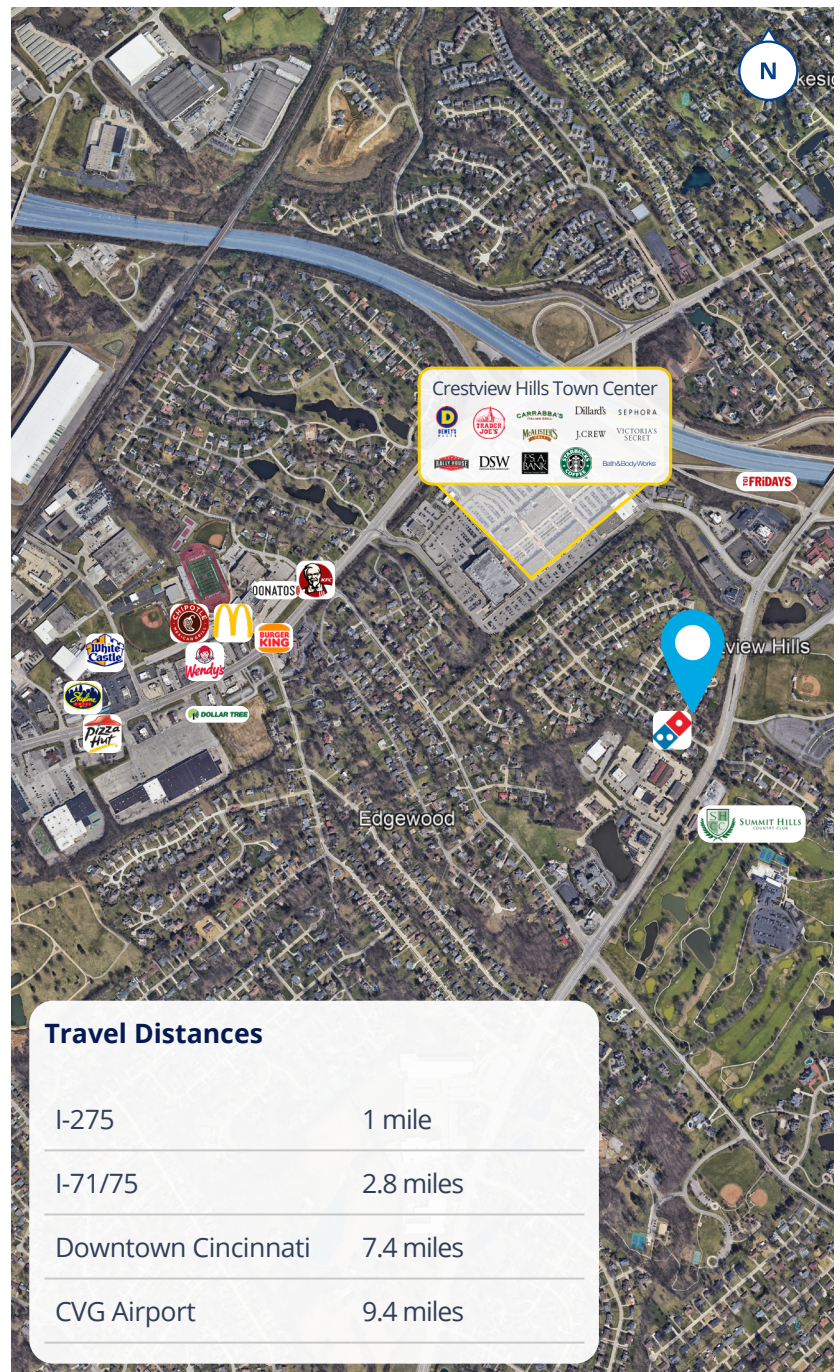
Location & Access

Area Highlights

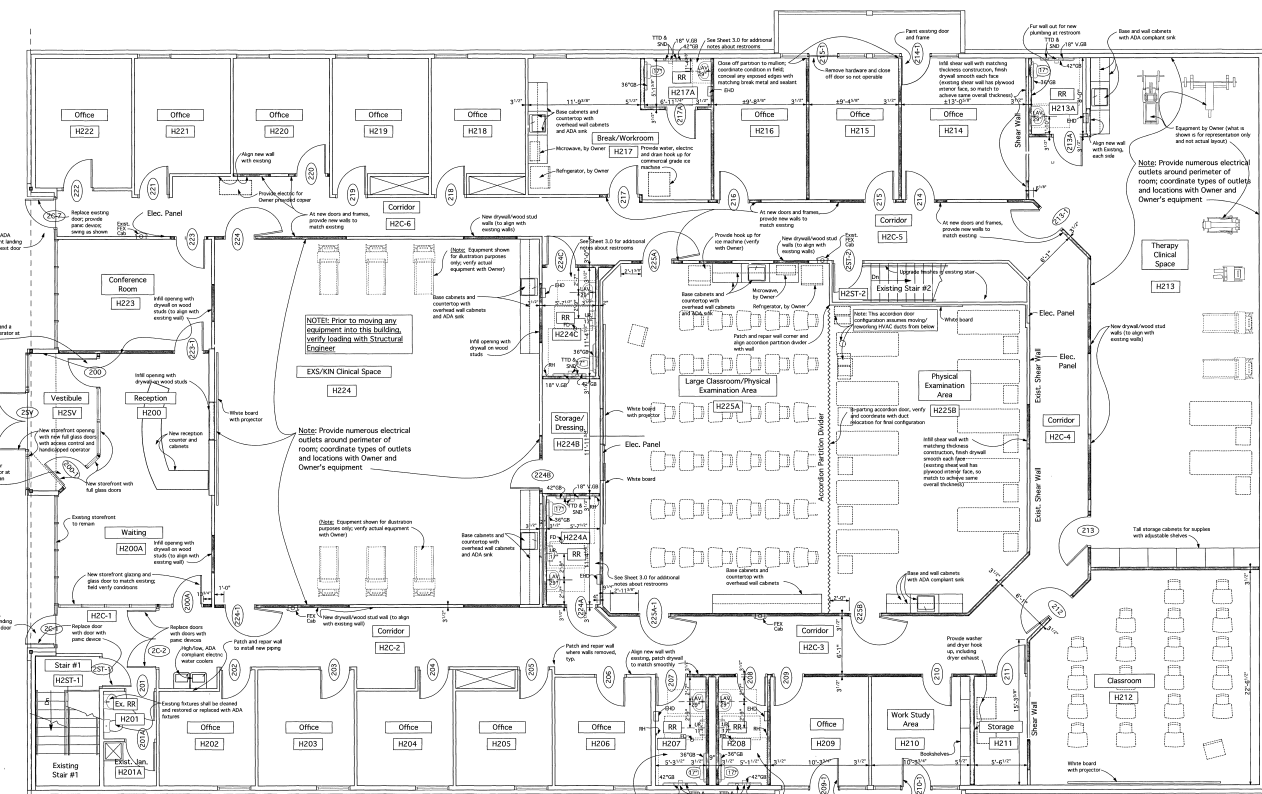
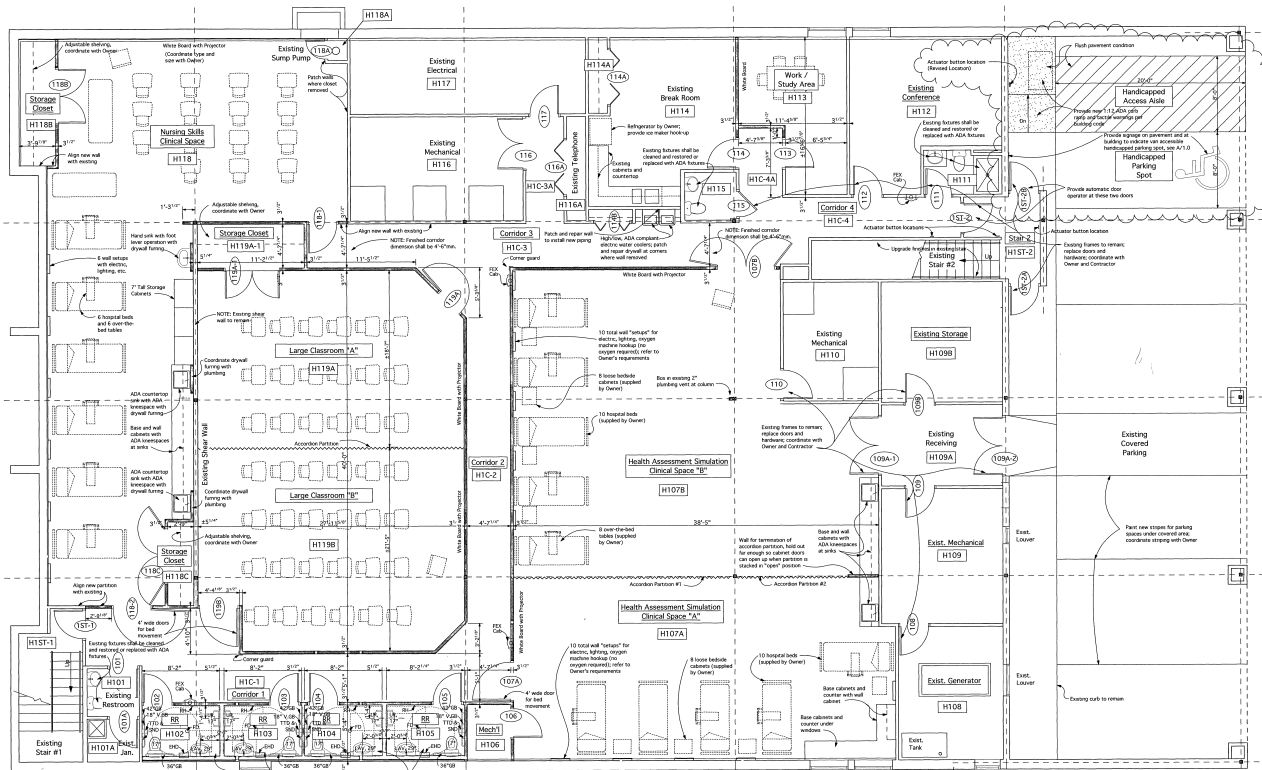
- Situated in Edgewood, one of Northern Kentucky's most desirable suburbs, offering a mix of business and residential appeal.
- Close to retail centers, dining options, and hospitality services, including Crestview Hills Town Center, just a short drive away.
- Located near St. Elizabeth Healthcare's flagship hospital and medical campus, a regional leader in healthcare services.
- Positioned in a well-established area with thriving businesses and professional offices, fostering networking and collaboration opportunities.
- Edgewood is known for its safe neighborhoods, excellent schools, and well-maintained parks, making it an attractive area for employees and clients alike.

Demographics

| | 1 mile | 3 mile | 5 mile |
|-------------|-----------|-----------|-----------|
| Population | 5,973 | 66,363 | 149,782 |
| HH Income | \$154,344 | \$114,121 | \$104,734 |
| Labor Force | 3,104 | 33,701 | 75,506 |
| Household | 2,392 | 26,608 | 60,537 |



Floor Plans



Property Gallery

Front Desk



Exam Room



Class Room



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