

**FOR SALE
OR LEASE**

22 E 7th St
Newport, KY 41071

CURO•BRKG

**MULTIPLE
OPTIONS
AVAILABLE**



**CLICK FOR PERMITTED
USE CODES**

CURO•BRKG

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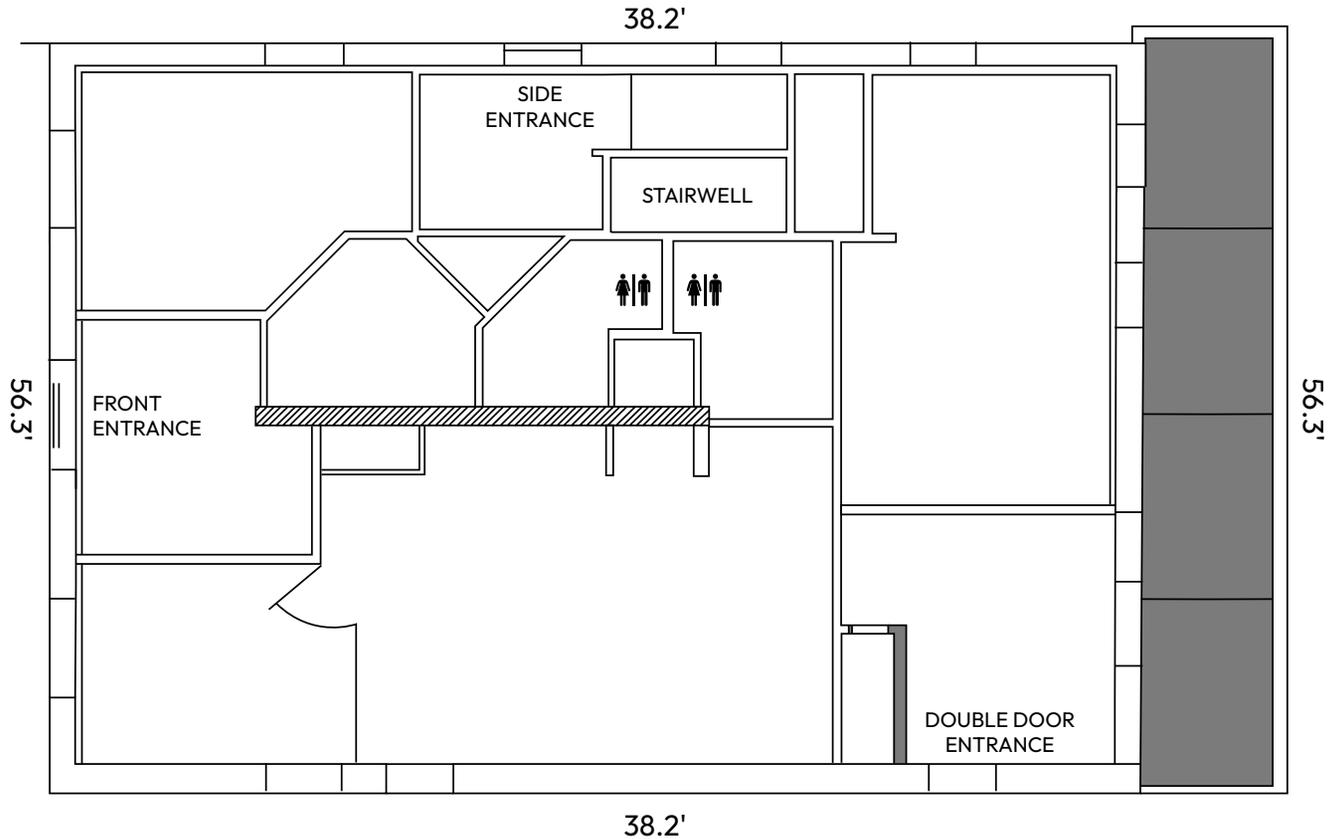
OPTIONS AVAILABLE

Sale Option 1:	<ul style="list-style-type: none"> • Building - 4,301 SF • Adjacent Parking Lot - 5 spaces <p>Price: \$735,000</p>
Sale Option 2:	<ul style="list-style-type: none"> • Building - 4,301 SF • Adjacent Parking Lot - 5 spaces • Additional Parking Lot - 14 spaces <p>Price: \$850,000</p>
Lease Options:	Contact Agent

PROPERTY DETAILS

Year Built:	1875
Year Modeled:	2008
Total SF:	±4,301 SF
Stories:	2
Heat:	Natural gas
A/C:	Central
Construction:	Brick
Roof:	Asphalt shingle
Foundation:	Concrete
Office Features:	Kitchenette, 4 ADA Restrooms (2 per floor)

FIRST FLOOR PLAN





OPTION A:
Building + Adjacent Parking Lot
(5 spaces total)

OPTION B:
Building + Additional Parking Lot
(19 spaces total)



PARCELS

- » 999-99-00-078.00
- » 999-99-00-077.00
- » 999-99-00-076.00
- » 999-99-02-159.00



	3 MILES	5 MILES	7 MILES
Population	125,482	262,247	459,300
Households	59,807	118,739	205,008
Avg HH Income	\$91,895	\$95,867	\$93,742
Total Employees	106,323	241,141	304,578

Information provided by US Census 2023



ZONING

» CBD - Central Business District

	AADT	
	Monmouth St	5,671
	I-471	52,446

1ST FLOOR ENTRANCE



1ST FLOOR ROOM



2ND FLOOR OFFICE



1ST FLOOR STORAGE ROOM



1ST FLOOR LARGE ROOM



1ST FLOOR ROOM



2ND FLOOR KITCHENETTE



2ND FLOOR RESTROOM



2ND FLOOR OFFICE





CURRENT
AT THE BANKS

- 592 Units
- 337,000 SF Total of Office Spaces



NEWPORT ON THE LEVEE
A WORLD AWAY FROM THE EVERYDAY

NEWPORT AQUARIUM
A Million Gallons of Fun

AMC THEATRES

AQUA ON THE LEVEE

- 239 Units

ACADEMY

- 202 Units

MONMOUTH BUSINESS DISTRICT

CINCINNATI, OH

NEWPORT, KY

COVINGTON, KY

SUBJECT PROPERTY
22-24 E 7TH ST

Marriott INTERNATIONAL

EMBASSY SUITES
by Hilton™

NORTHERN KENTUCKY CONVENTION CENTER

OVATION

- 88 Luxury Condominiums
- Restaurants & Entertainment
- \$1 Billion+ Development