



PRICE:  
**\$995,000**

SELLER FINANCING  
AVAILABLE

**PRICE REDUCTION**

**CURÖ•BRKG**

**411 GARRARD STREET, COVINGTON, KY 41011**

**FOR SALE**

## HIGHLIGHTS

- Single or multi-tenant
- Historic, Mid-Century/Victorian style building
- Completely renovated, including:
  - New windows & doors with access controls (2019)
  - New HVAC units (2019)
- Private parking lot (10 spaces)
- 3-stories w/ full access lower level, including:
  - 2 full kitchens – 2 kitchenettes
  - Weight room & laundry
  - 4 restrooms
- 4 different access points (2 side, 1 front, 1 back)



**MUNICIPAL INCENTIVES**  
CLICK FOR DETAILS

**CURÖ•BRKG**

ROB BLUNDRED | [ROB@CUROBRKG.COM](mailto:ROB@CUROBRKG.COM) | 513.236.0245  
TRACY WARNER | [TRACY.WARNER@CUROBRKG.COM](mailto:TRACY.WARNER@CUROBRKG.COM) | 859.393.1140

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

# 411 GARRARD ST

COVINGTON, KY



## LOWER FLOOR

<b>Features:</b>	Gym, restroom w/ shower, full kitchen, 3 private offices with options for more
------------------	--

## MAIN FLOOR

<b>Features:</b>	Kitchenette, restroom, 5 private offices, breakroom, ornate Victorian staircase
<b>Clear Ceiling Height:</b>	11.2'+ ceilings

## 2ND FLOOR

<b>Features:</b>	Restroom, 4 private offices
<b>Clear Ceiling Height:</b>	10' ceilings

## THIRD FLOOR

<b>Features:</b>	Restroom, full kitchen, 3 private offices
<b>Clear Ceiling Height:</b>	9.5' ceilings

## AERIAL VIEW



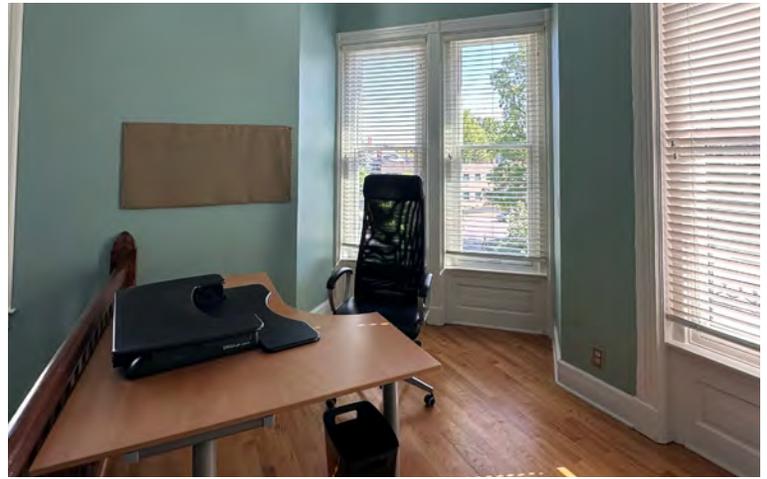
CURÖ • BRKG

ROB BLUNDRED | [ROB@CUROBRKG.COM](mailto:ROB@CUROBRKG.COM) | 513.236.0245  
TRACY WARNER | [TRACY.WARNER@CUROBRKG.COM](mailto:TRACY.WARNER@CUROBRKG.COM) | 859.393.1140

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

411 GARRARD ST  
COVINGTON, KY

INTERIOR PHOTOS



CURÖ • BRKG

ROB BLUNDRED | [ROB@CUROBRKG.COM](mailto:ROB@CUROBRKG.COM) | 513.236.0245  
TRACY WARNER | [TRACY.WARNER@CUROBRKG.COM](mailto:TRACY.WARNER@CUROBRKG.COM) | 859.393.1140

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**411 GARRARD ST**  
COVINGTON, KY

**EXTERIOR PHOTOS**



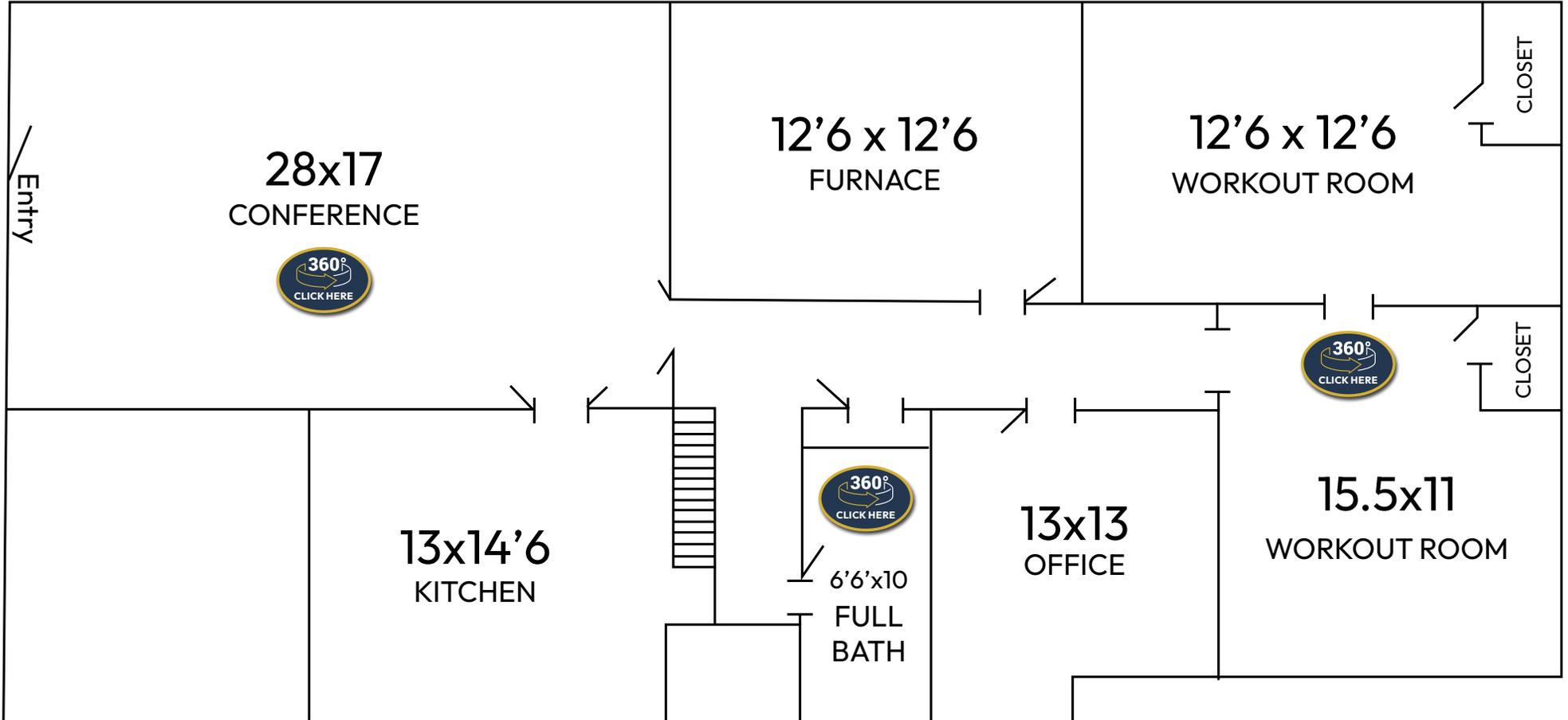
**CURO • BRKG**

**ROB BLUNDRED | [ROB@CUROBRKG.COM](mailto:ROB@CUROBRKG.COM) | 513.236.0245**  
**TRACY WARNER | [TRACY.WARNER@CUROBRKG.COM](mailto:TRACY.WARNER@CUROBRKG.COM) | 859.393.1140**

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

411 GARRARD ST  
COVINGTON, KY

LOWER FLOOR PLAN



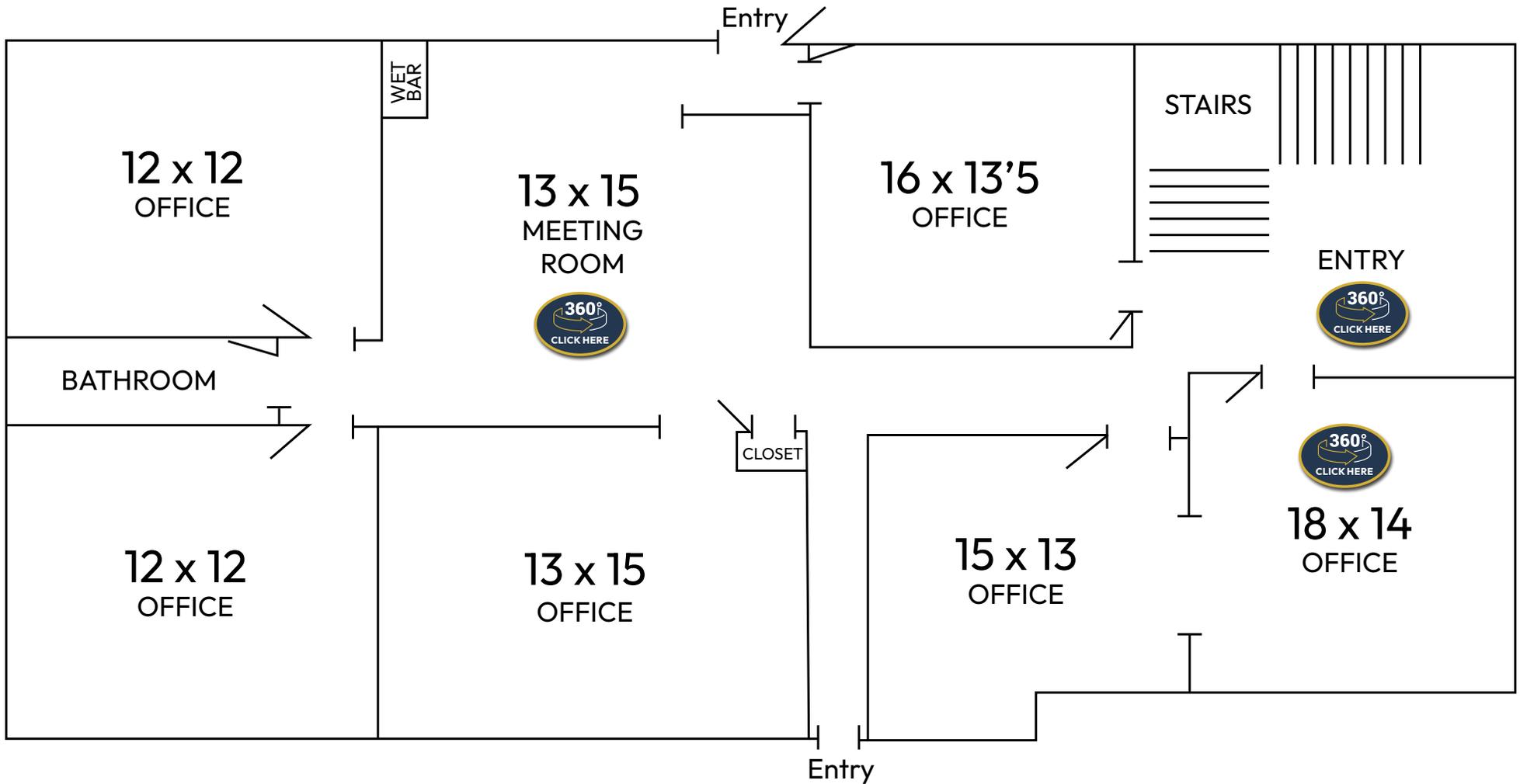
CURÖ • BRKG

ROB BLUNDRED | ROB@CUROBRKG.COM | 513.236.0245  
TRACY WARNER | TRACY.WARNER@CUROBRKG.COM | 859.393.1140

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

411 GARRARD ST  
COVINGTON, KY

MAIN FLOOR PLAN



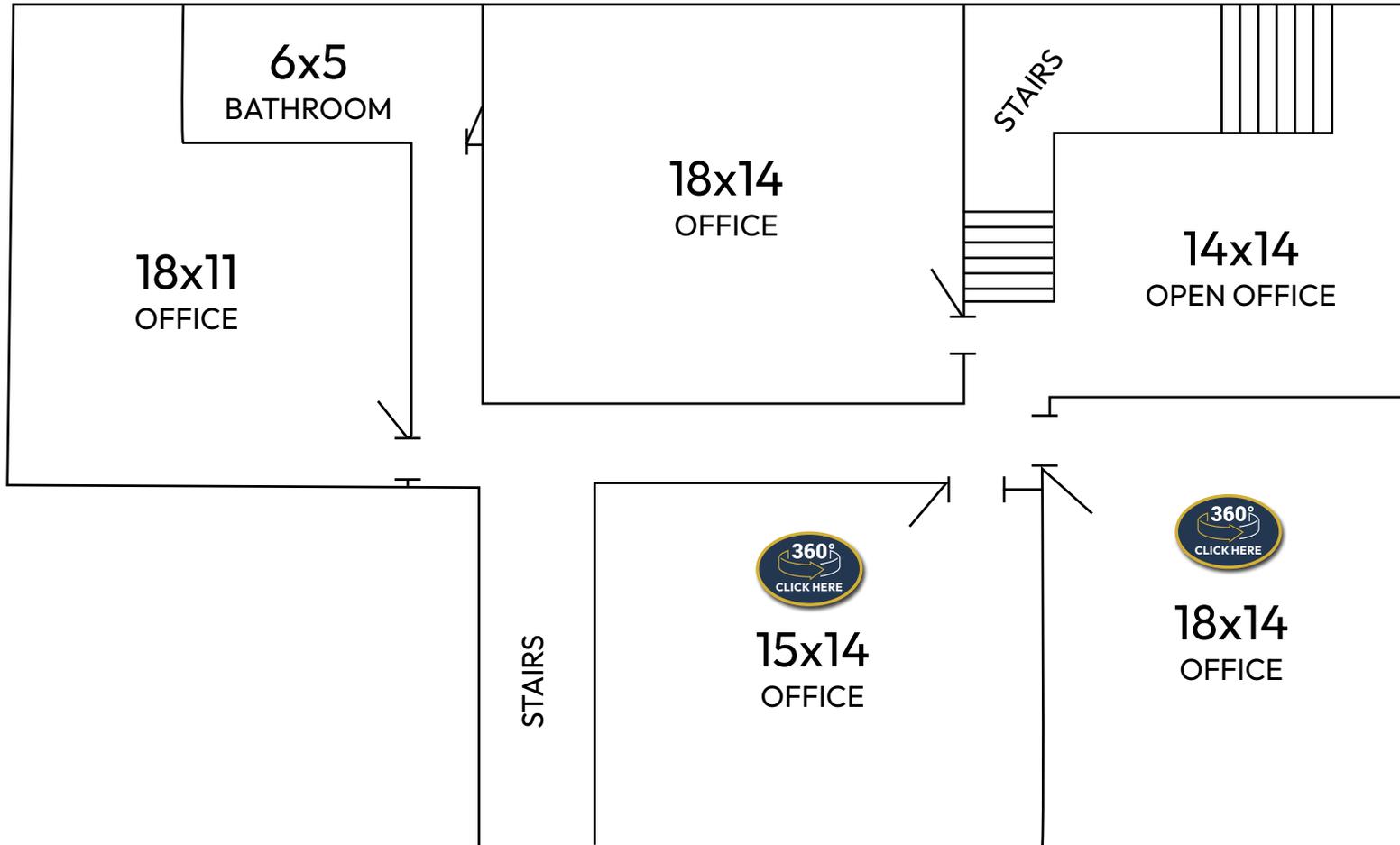
CURŌ•BRKG

ROB BLUNDRED | ROB@CUROBRKG.COM | 513.236.0245  
TRACY WARNER | TRACY.WARNER@CUROBRKG.COM | 859.393.1140

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

411 GARRARD ST  
COVINGTON, KY

SECOND FLOOR PLAN



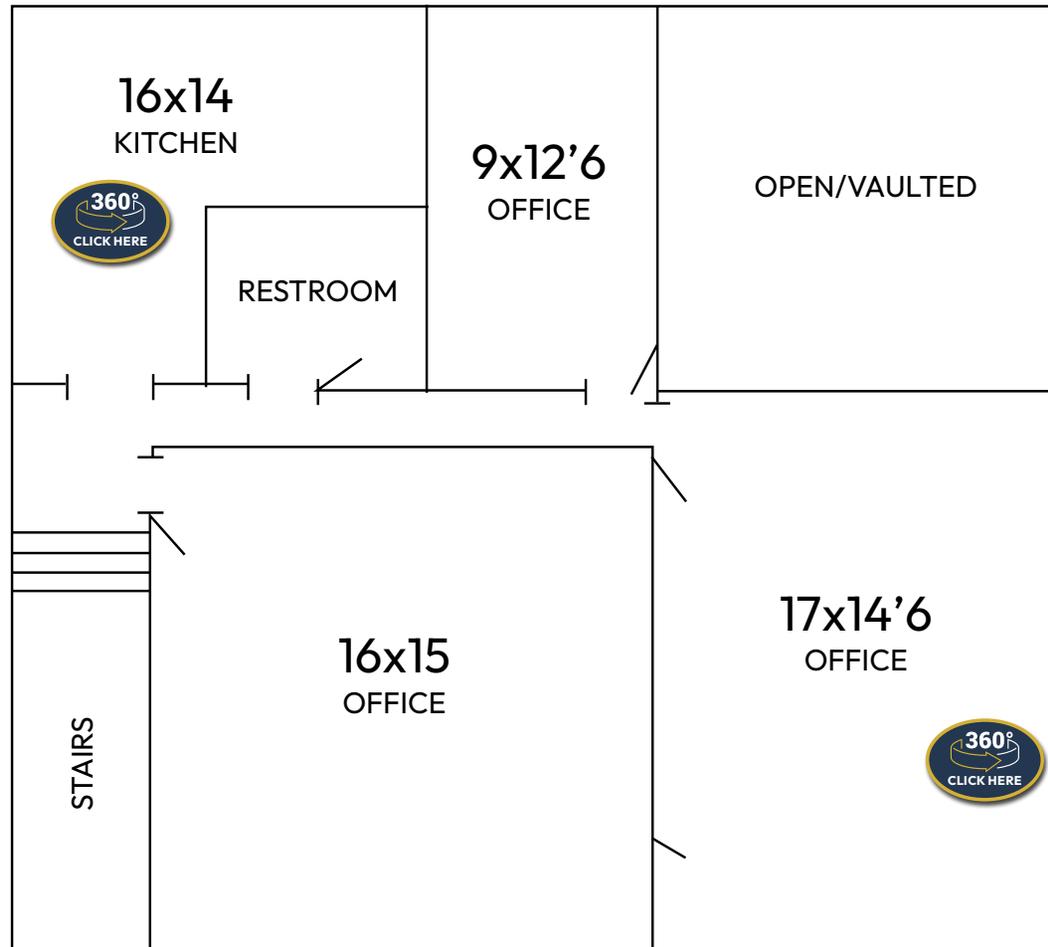
CURÖ • BRKG

ROB BLUNDRED | ROB@CUROBRKG.COM | 513.236.0245  
TRACY WARNER | TRACY.WARNER@CUROBRKG.COM | 859.393.1140

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

411 GARRARD ST  
COVINGTON, KY

THIRD FLOOR PLAN



CURÖ•BRKG

ROB BLUNDRED | ROB@CUROBRKG.COM | 513.236.0245  
TRACY WARNER | TRACY.WARNER@CUROBRKG.COM | 859.393.1140

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

# 411 GARRARD ST COVINGTON, KY

## LOCATION VIEW



## KEY

- |  |   |  |
|--|---|--|
| <b>1</b> Kenton County Redevelopment<br>88 Apartments, 24 Condos | <b>5</b> RiverCenter Apartments<br>179 Class A Apartments | <b>9</b> Methodist Church<br>Redevelopment |
| <b>2</b> Bradford Building<br>14,800SF - 5 Condos, 5 Commercial  | <b>6</b> Riverfront (2026)                                | <b>10</b> Public Library                   |
| <b>3</b> Monarch Building<br>20,000SF Office Redevelopment       | <b>7</b> Riverhaus<br>192 apartments                      | <b>P</b> Parking                           |
| <b>4</b> IRS Site Redevelopment<br>Mixed-Use Neighborhood        | <b>8</b> Ovation Project<br>25-acre Mixed-Use Development |  |

CURÖ•BRKG

ROB BLUNDRED | ROB@CUROBRKG.COM | 513.236.0245  
TRACY WARNER | TRACY.WARNER@CUROBRKG.COM | 859.393.1140

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.