

CURÖ•BRKG

**FOR SALE**

**227-229 ELM ST | LUDLOW, KY 41016**

**SALE PRICE:  
\$335,000**



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

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## PROPERTY HIGHLIGHTS



This beautifully renovated turnkey 1,400 sq ft commercial gem in the heart of Ludlow is ready for your next business venture. Located on a charming stretch of Elm Street, this standalone building has undergone a complete renovation from top to bottom, making it move-in ready and code-compliant.

### FEATURES:

- Fully updated infrastructure: New electrical, plumbing, and HVAC systems.
- Fire safety: Fire detection system and interior fire-resistant ceiling.
- Energy efficiency: New windows and roof.
- ADA-compliant: Updated bathroom and entry accessibility.
- Bright, stylish interior with modern finishes and fixtures.
- Zoned NC (HP-O): Allows for a variety of commercial uses including retail, café, restaurant, or office.

### EXTERIOR & PARKING:

- Fresh exterior with curb appeal and period charm.
- Private, fenced-in paved parking lot in the rear – a rare amenity in the area.

### LOCATION:

- Excellent visibility on Ludlow's main business corridor.
- Surrounded by local favorites like Bircus Brewing and Second Sight Spirits.
- Just minutes to Covington and downtown Cincinnati.



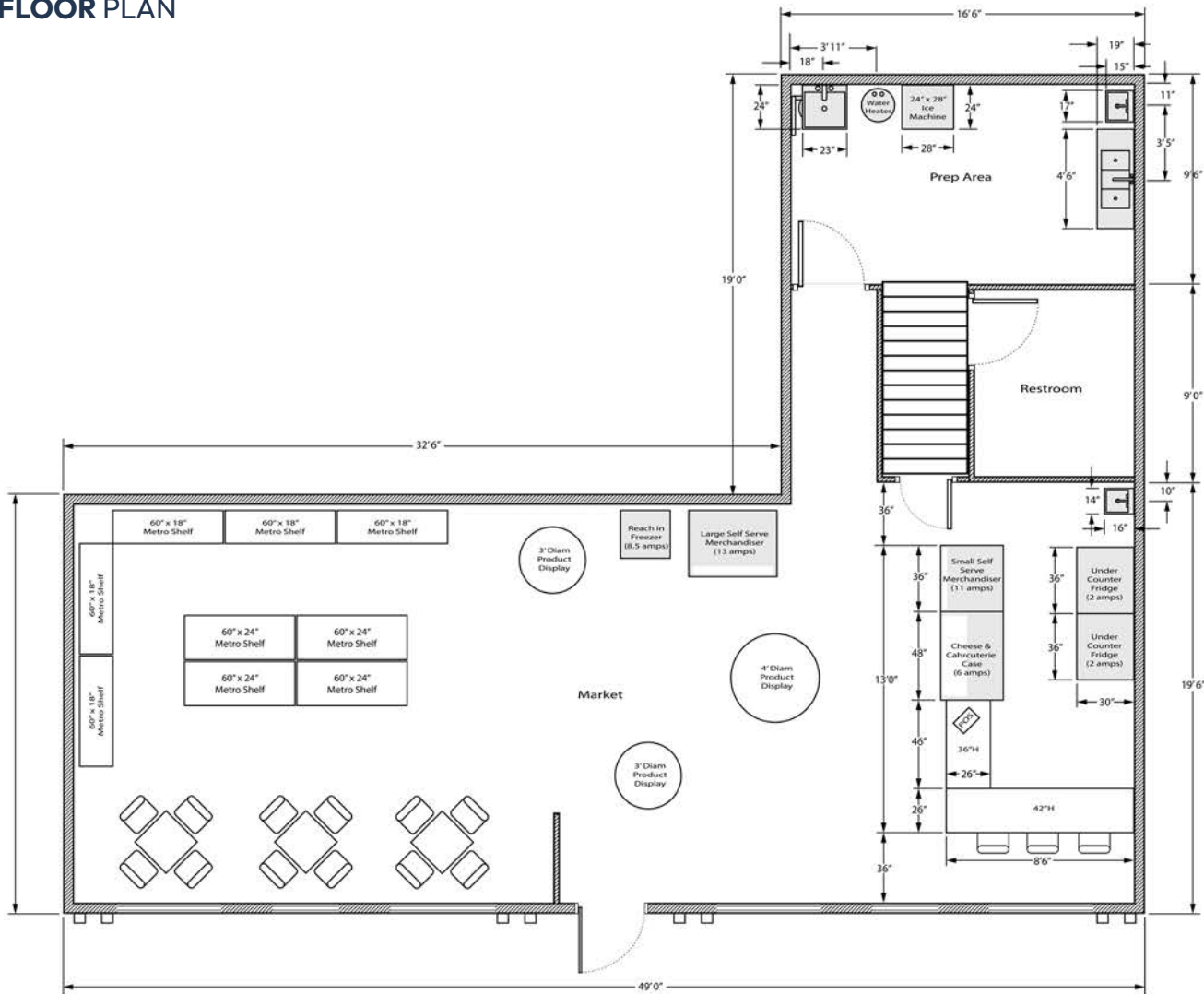
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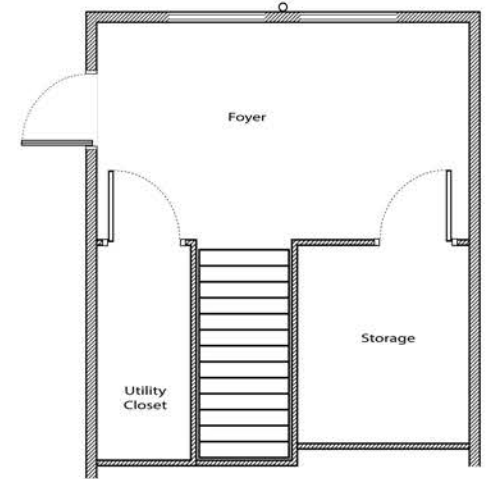
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# FLOOR PLAN

## 1ST FLOOR PLAN



## 2ND FLOOR PLAN



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## IN THE AREA | LUDLOW



### USE

- » Ideal for retail, restaurant, café or office
- » Owner occupied



### SIZE

- » Lot Size: 0.143 acres (~6,250 SF)
- » Building Size: 1,400 SF



### ZONING

- » NC (HP-O)  
Neighborhood Commercial/Historic  
Preservation Overlay



### PARCEL

- » 026-33-006.01



	1 MILE	3 MILES	5 MILES
POPULATION	9,086	123,013	302,852
HOUSEHOLDS	4,011	54,017	133,291
HOUSEHOLD AVERAGE INCOME	\$65,656	\$84,770	\$83,793
TOTAL EMPLOYEES	6,784	89,067	234,145

*Info provided by US Census 2023*

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