



PRICE:
\$1,095,000

**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

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411 GARRARD ST COVINGTON, KY



LOWER FLOOR

Features:

Gym, restroom w/ shower, full kitchen, 3 private offices with options for more

MAIN FLOOR

Features:

Kitchenette, restroom, 5 private offices, breakroom, ornate Victorian staircase

Clear Ceiling Height:

11.2'+ ceilings

2ND FLOOR

Features:

Restroom, 4 private offices

Clear Ceiling Height:

10' ceilings

THIRD FLOOR

Features:

Restroom, full kitchen, 3 private offices

Clear Ceiling Height:

9.5' ceilings

AERIAL VIEW



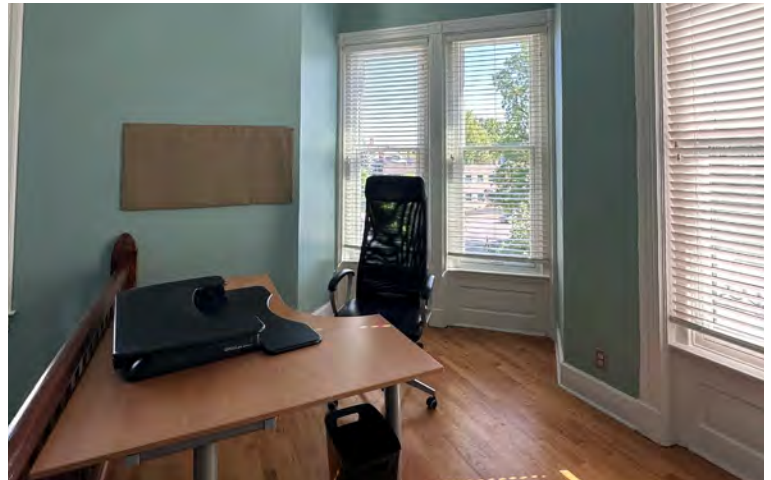
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



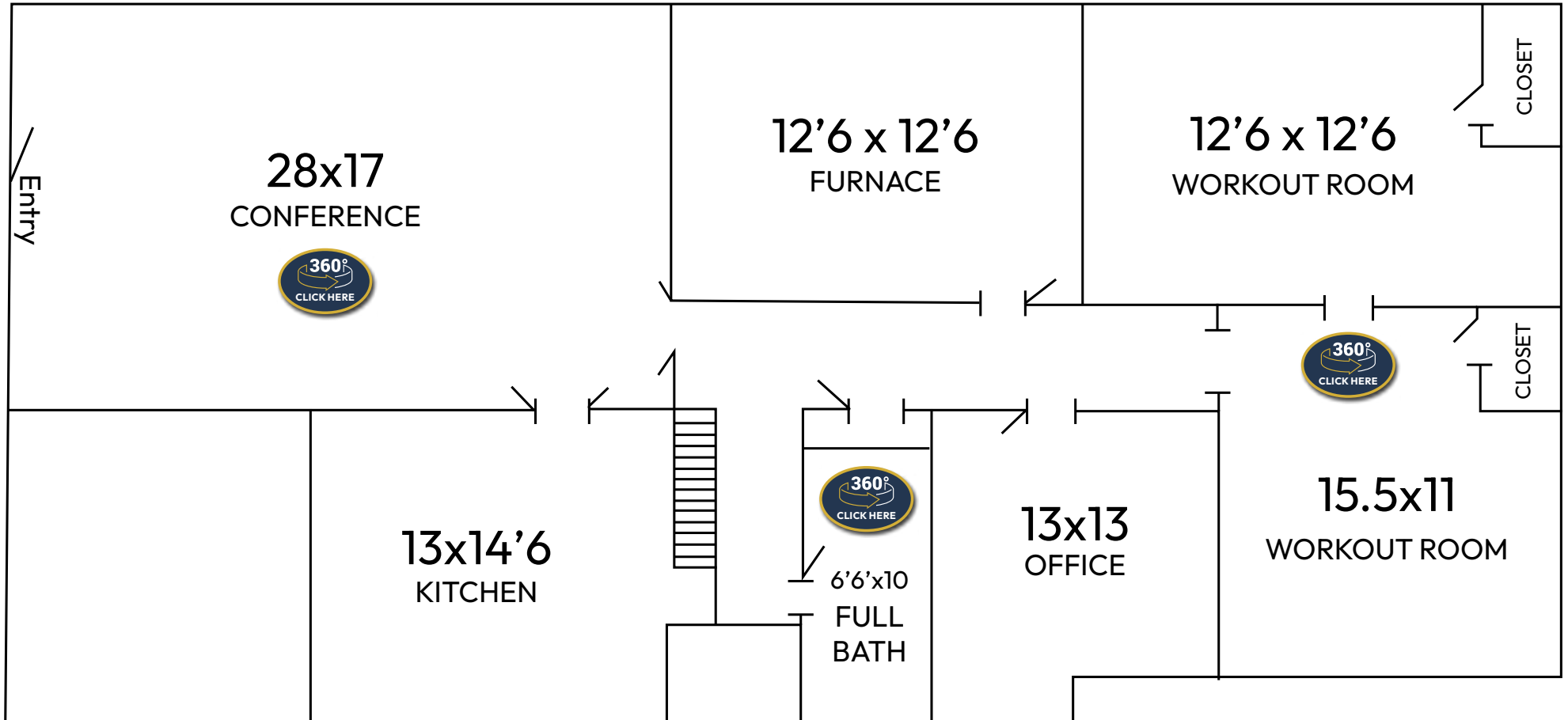
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LOWER FLOOR PLAN



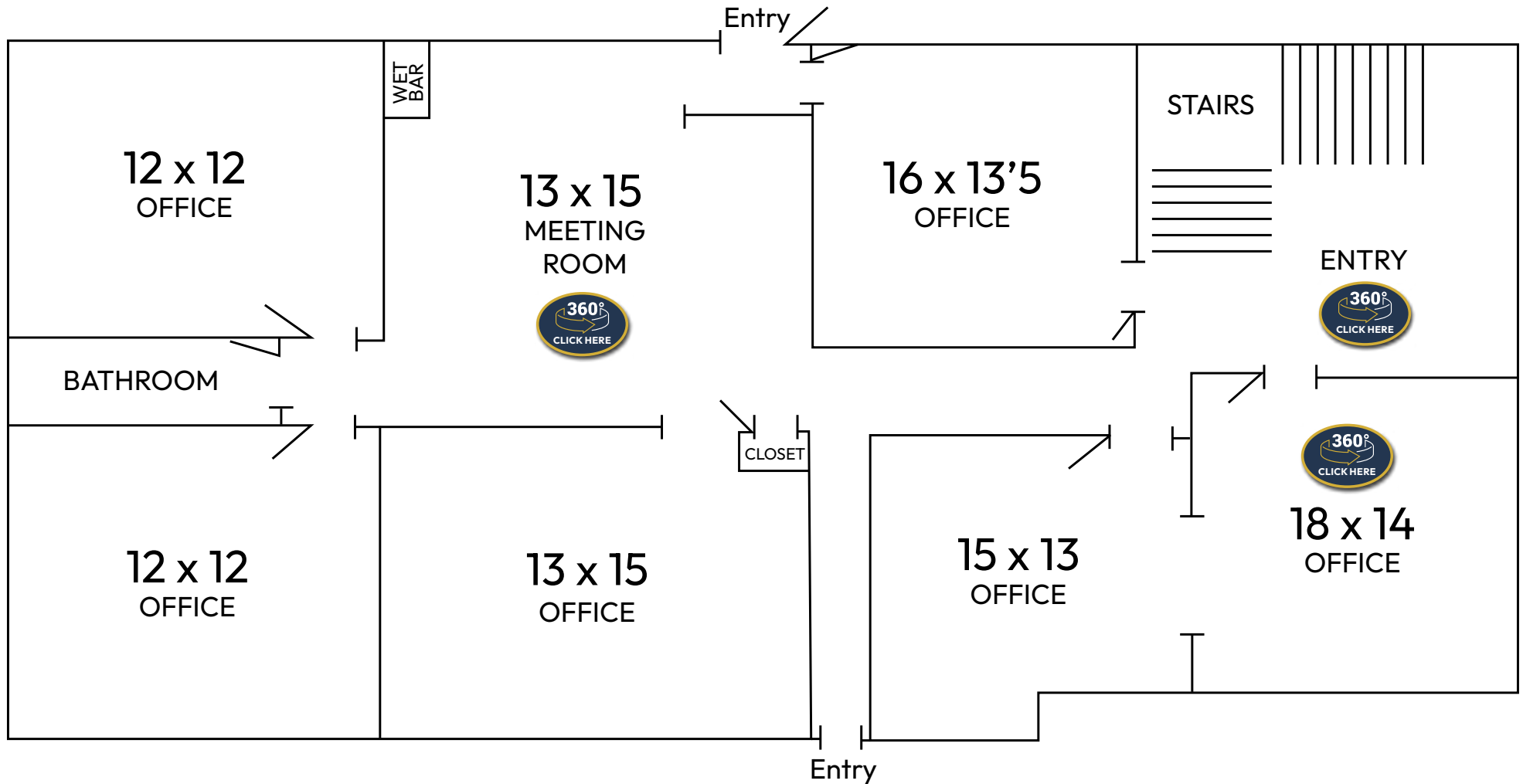
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MAIN FLOOR PLAN



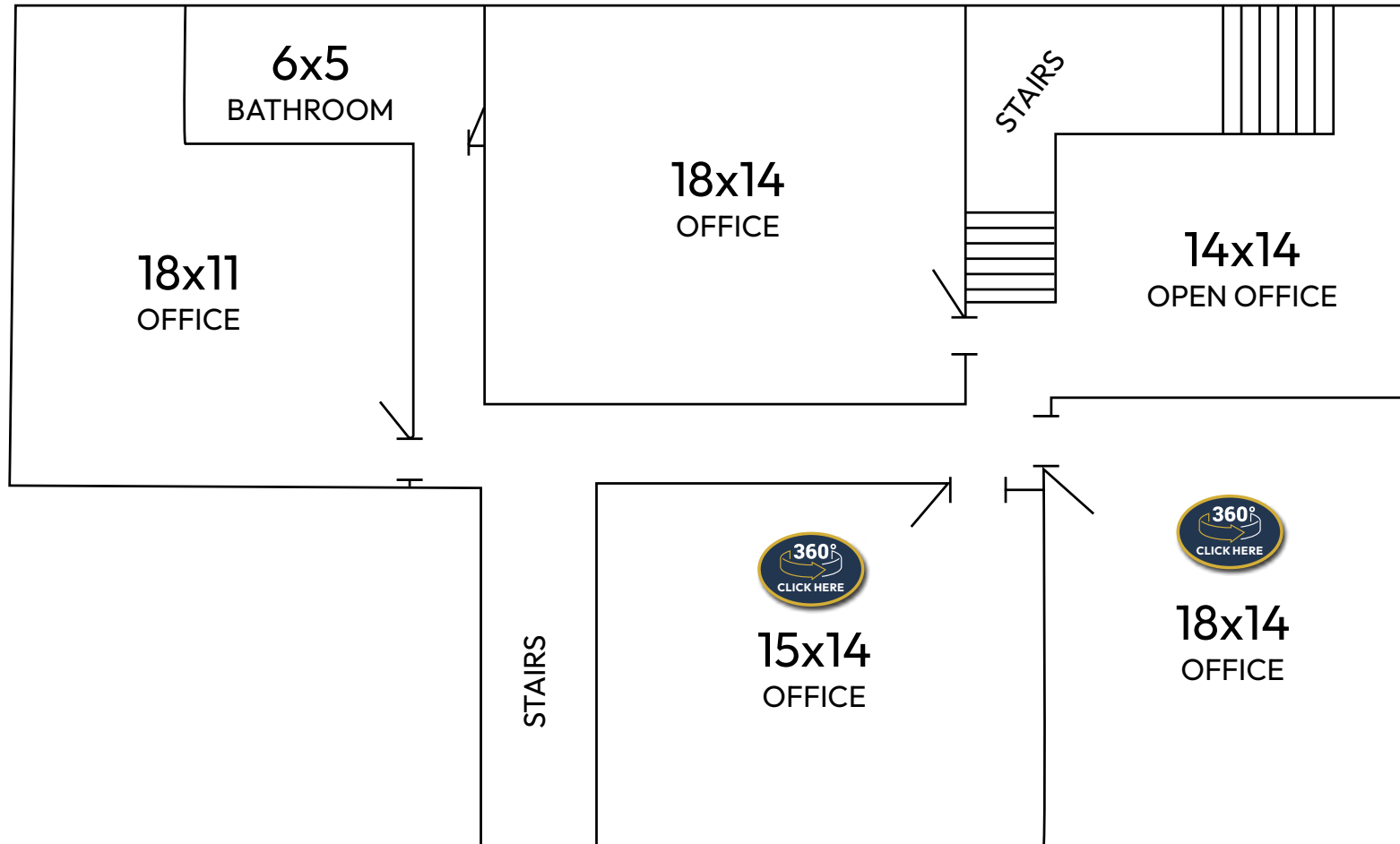
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SECOND FLOOR PLAN



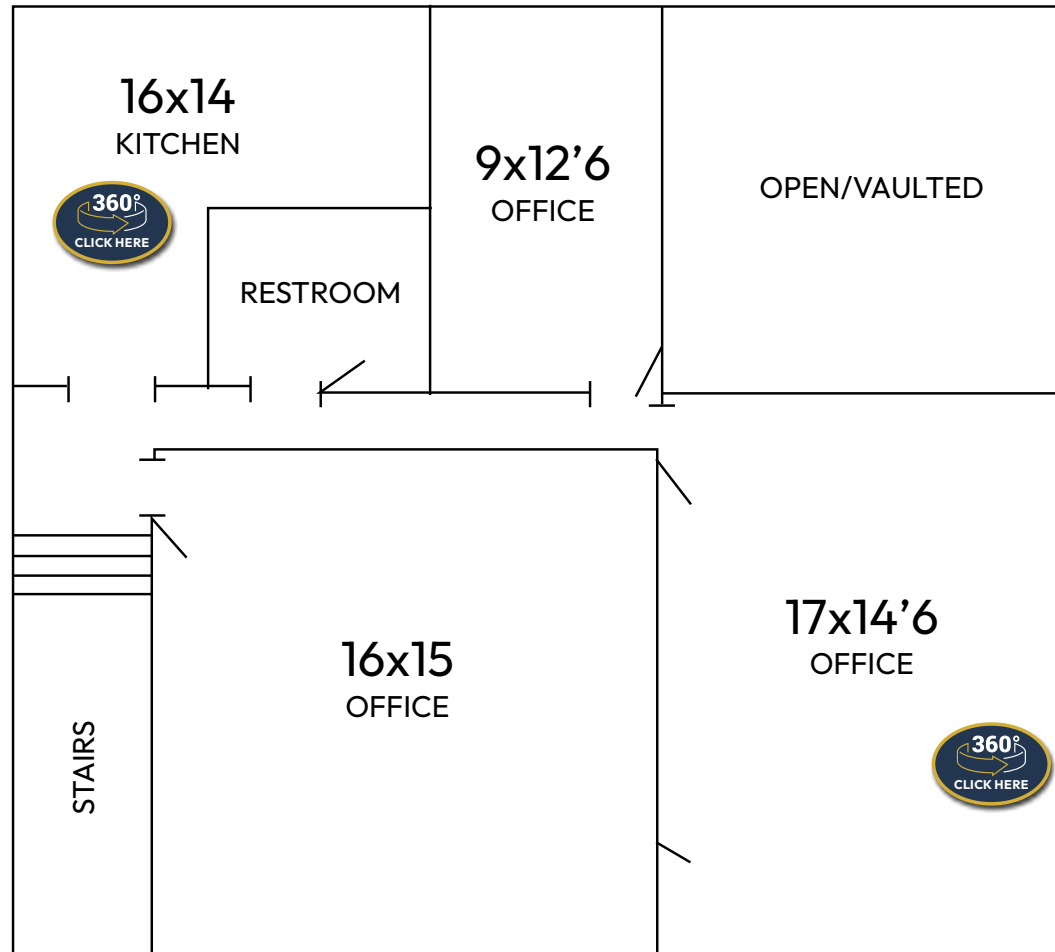
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THIRD FLOOR PLAN



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411 GARRARD ST

COVINGTON, KY

LOCATION VIEW



KEY

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

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