

FOR SALE



**421-23 Madison Ave
Covington, KY 41011**

Built in 1904, The "Morgan Building" is a 9,000 SF 3 story building located in Covington KY, 1 block South of the 23-acre former IRS site that the city is pledging over \$100M of incentives for redevelopment into a mixed-use transformational community. Located in an opportunity zone. This parcel has 10 surface parking spaces and an additional 10 on the neighboring parcel. Each floor has separate utilities, and secured keyed access if floors were to be leased to unrelated businesses. Floor plans vary with private offices, reception, conference rooms and kitchenettes.

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Commercial Real Estate Services

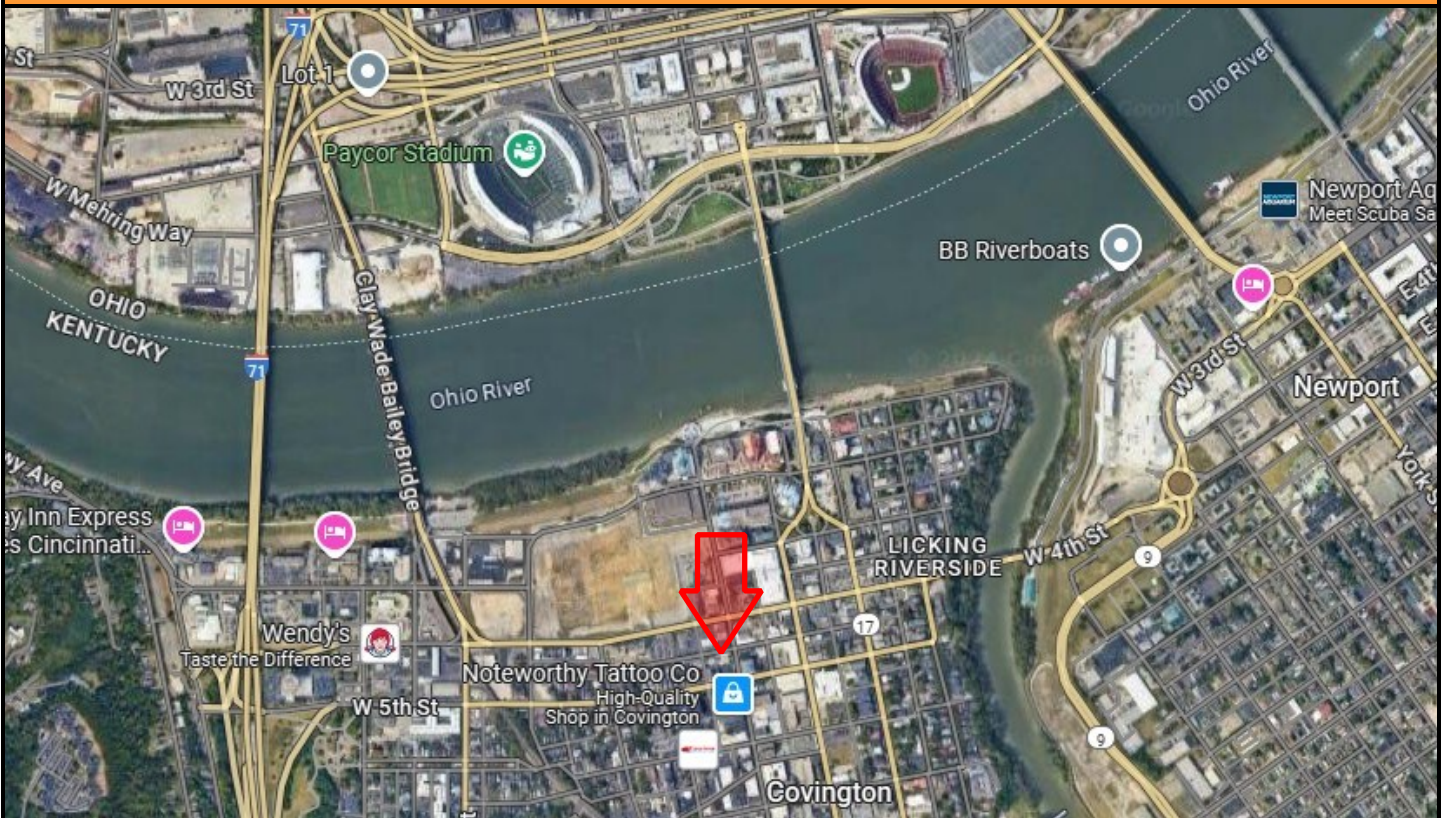
FEATURES

Sale Price: \$989,000
Lease Rates: Call
GBA: 9,000 SF
Lot Size: 0.13 acres
Parking: 20 surface
Separate Utilities
Opportunity Zone
Central NKY Location
Easy Walk to Downtown
Cincinnati Reds & Bengals
Minutes to I-71/74/471
Pop. 3 mile: 136,823
Households 3 mile: 63,645
Income 3 mile: \$81,977

513-271-2460

www.SKCRE.com

LOCATION



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