

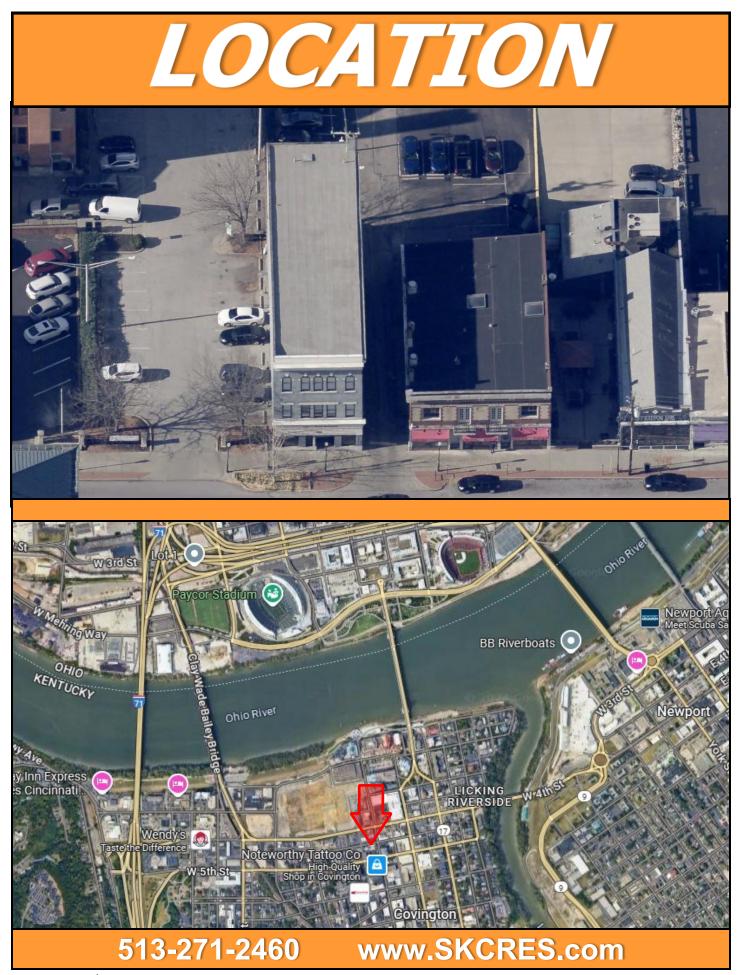
Built in 1904, The "Morgan Building" is a 9,000 SF 3 story building located in Covington KY, 1 block South of the 23acre former IRS site that the city is pledging over \$100M of incentives for redevelopment into a mixed-use transformational community. Located in an opportunity zone. This parcel has 10 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.

Sudbrack Kron Commercial Real Estate Services 513-271-2460 www.SKCRES.com

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

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