



411 E 10th St

411 E 10th St, Newport, KY 41071



Andrew Duncan

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411 E 10th St

\$474,999

Incredible location! Amazing investment opportunity in Newport's East Row Historic District. Beautifully updated and historically maintained multi-use building with 1st floor retail space and 1 large 2nd floor apartment. Stunning entryway and staircase gives private access for the apartment tenant. Property includes a large 2-car garage that could be rented separately. Apartment features hardwood floors, historic trim, updated cabinetry, countertops, stainless steel appliances and beautiful windows with tons of natural light!

Seller is open to entity sale. 24-48 hours required for showings. Buyer must provide pre-approval or proof of funds to view property and receive P&L and Rent Roll. Retail, apartment and garage available for viewing during certain store business hours only. (10A-6P) | Call Andrew Duncan 513-335-4393 for questions....

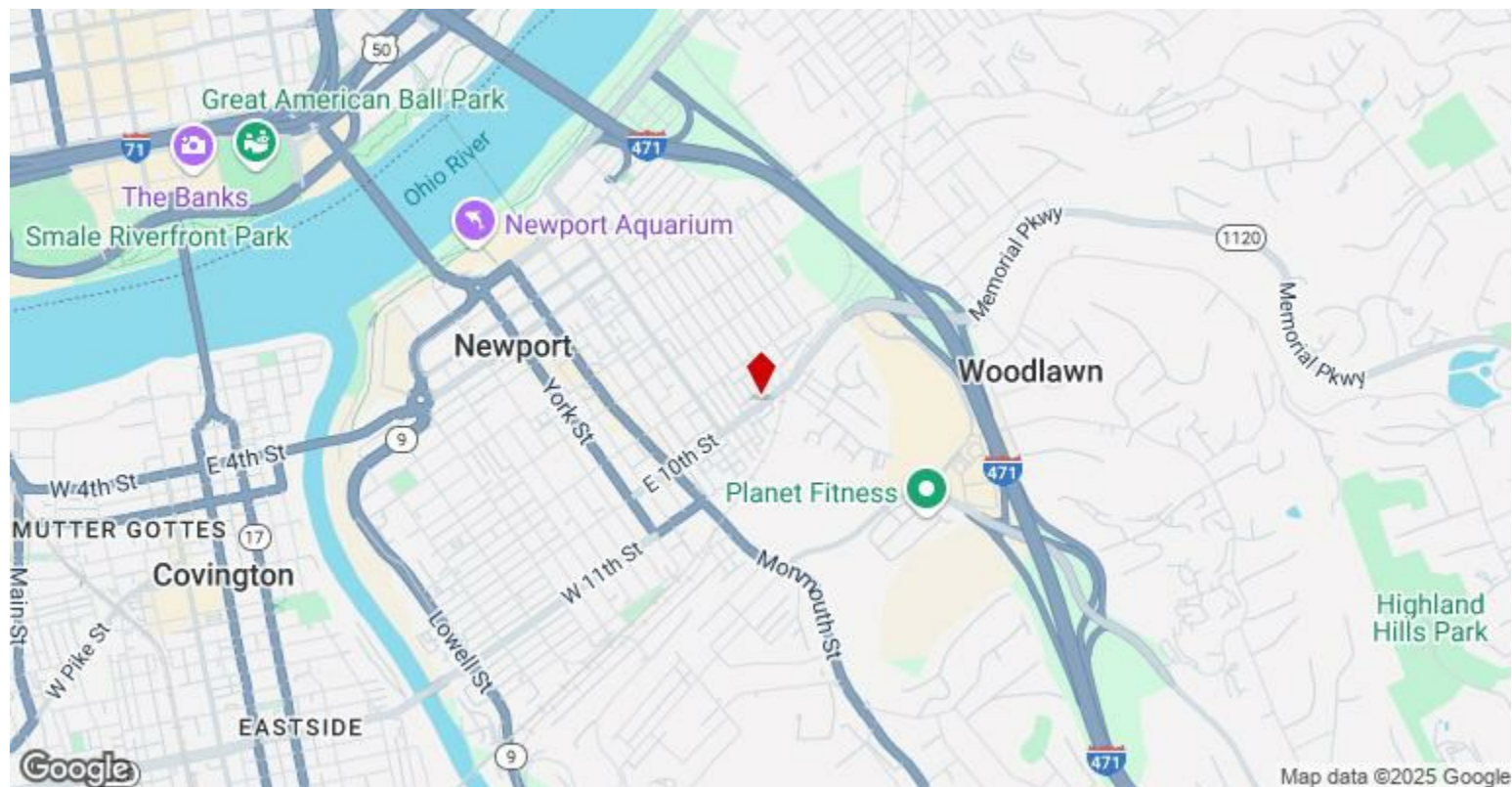
- Corner lot on high traffic intersection.
- Located in a Historic District.
- Close to interstate.



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|-------------------------|--------------------|
| Price: | \$474,999 |
| Property Type: | Office |
| Property Subtype: | Office/Residential |
| Building Class: | C |
| Sale Type: | Investment |
| Lot Size: | 0.06 AC |
| Gross Building Area: | 1,796 SF |
| Rentable Building Area: | 1,580 SF |
| No. Stories: | 2 |
| Year Built: | 1893 |
| Tenancy: | Multi |
| Parking Ratio: | 1.13/1,000 SF |
| Zoning Description: | Commercial |
| APN / Parcel ID: | 999-99-02-385.00 |
| Walk Score ®: | 85 (Very Walkable) |

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|------------------------|-------------|---------------|
| Urban Glass Smoke Shop | - | |

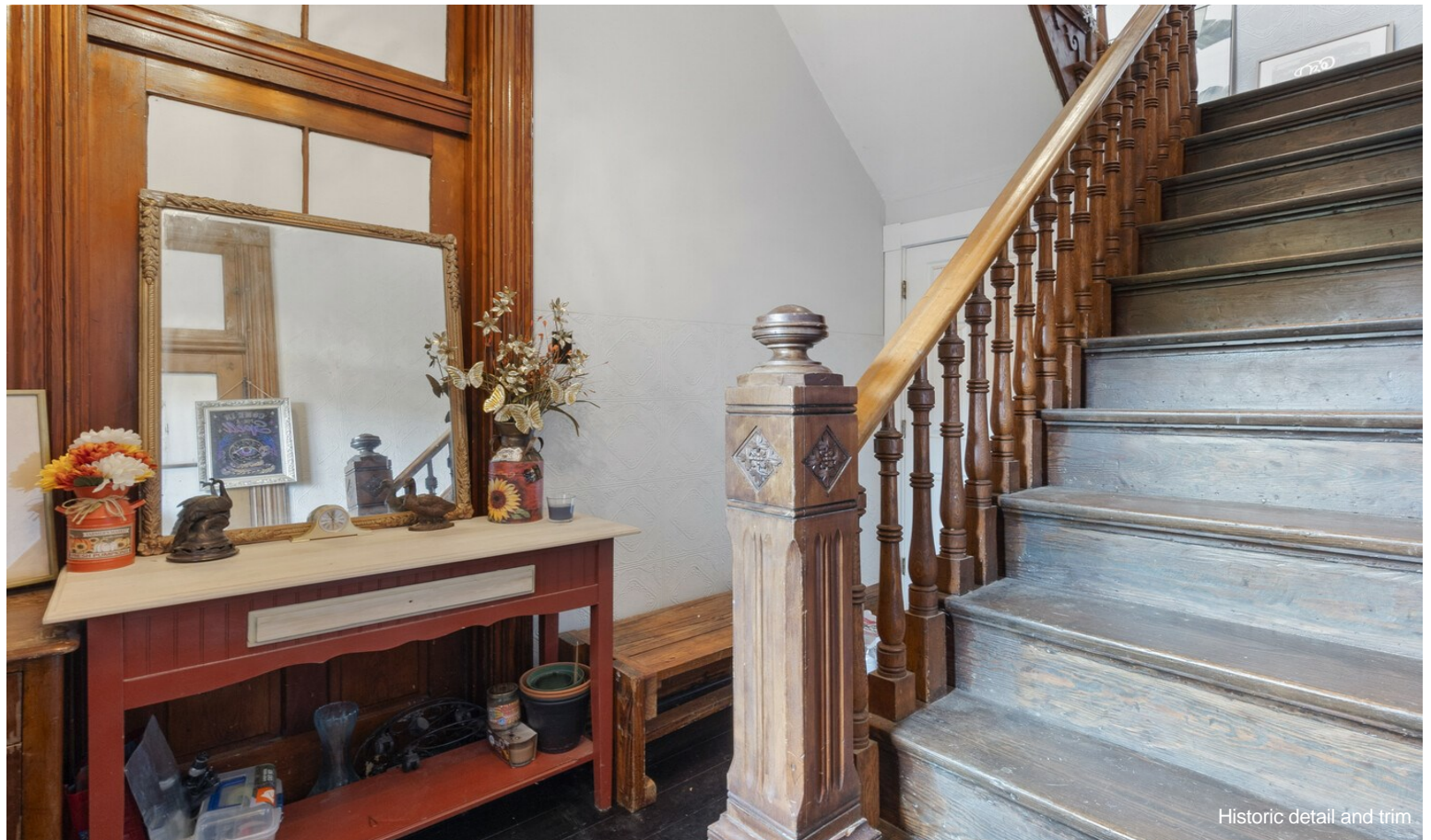


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Property Photos



Private entry for apartment



Historic detail and trim

Property Photos



Interior Photo



Apartment Living Room

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

