



FOR SALE

\$1,461,310

Sale Price

Contact us:

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196 Barnwood Drive Edgewood, KY 41017

A two-story office building in a thriving development with updated amenities and flexible layouts.

KEY HIGHLIGHTS

Size & Layout: Approximately 17,923 SF across two floors.

- First Floor: 10,023 SF (*approx.*)
- Second Floor: 7,905 SF (*approx.*)

Year Built: Constructed in 1986, offering a solid foundation for long-term use.

Lot Size: Situated on 1.03 acres, shared parking.

Roof: Installed in 2012, ensuring durability and reduced maintenance costs.

HVAC: 27 new HVAC units installed in 2018, delivering modern and efficient climate control.

Zoned: P.O. - Professional Office and Medical.

Covered Parking: Approximately eight (8) cars.

Accelerating success.

Location & Access

AREA HIGHLIGHTS

- Situated in Edgewood, one of Northern Kentucky's most desirable suburbs, offering a mix of business and residential appeal.
- Close to retail centers, dining options, and hospitality services, including Crestview Hills Town Center, just a short drive away.
- Located near St. Elizabeth Healthcare's flagship hospital and medical campus, a regional leader in healthcare services.
- Positioned in a well-established area with thriving businesses and professional offices, fostering networking and collaboration opportunities.
- Edgewood is known for its safe neighborhoods, excellent schools, and well-maintained parks, making it an attractive area for employees and clients alike.



DEMOGRAPHICS

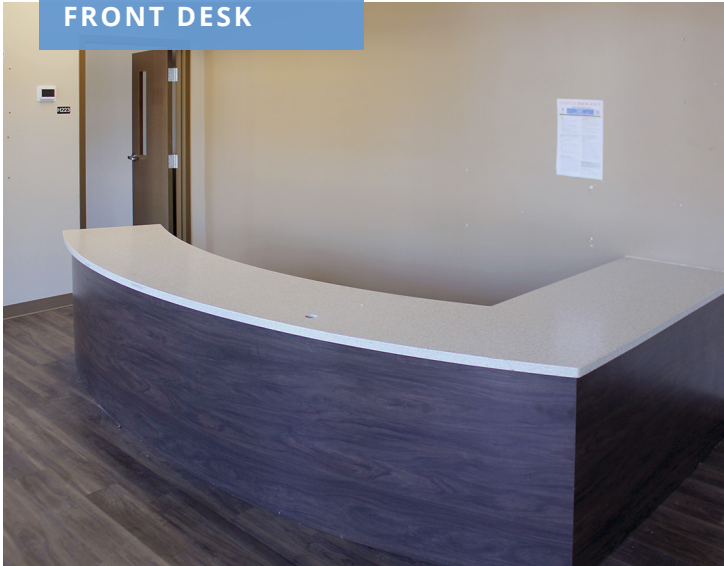
	1 MILE	3 MILES	5 MILES
Population	5,973	66,363	149,782
HH Income	\$154,344	\$114,121	\$104,734
Labor Force	3,104	33,701	75,506
Household	2,392	26,608	60,537

PARCEL OUTLINE



Property Gallery

FRONT DESK



EXAM ROOM



CLASSROOM



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