

CURÖ•BRKG

±5,556 SF FOR SALE
401-403 ELM ST | LUDLOW, KY 41016

PRICE REDUCED!
SALE PRICE:
\$325,000



CURÖ•BRKG

TRACY WARNER | TRACY.WARNER@CUROBRKG.COM | 859.393.1140

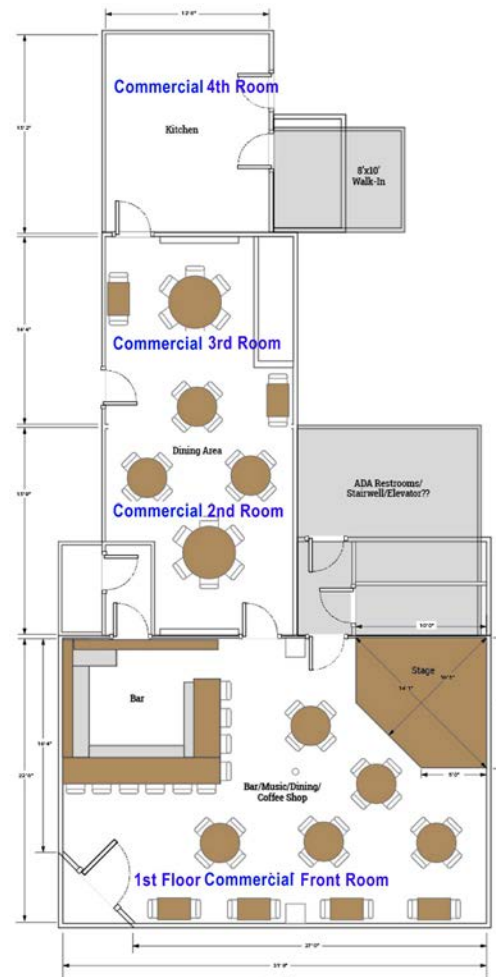
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PROPERTY PHOTOS + CONCEPT PLAN

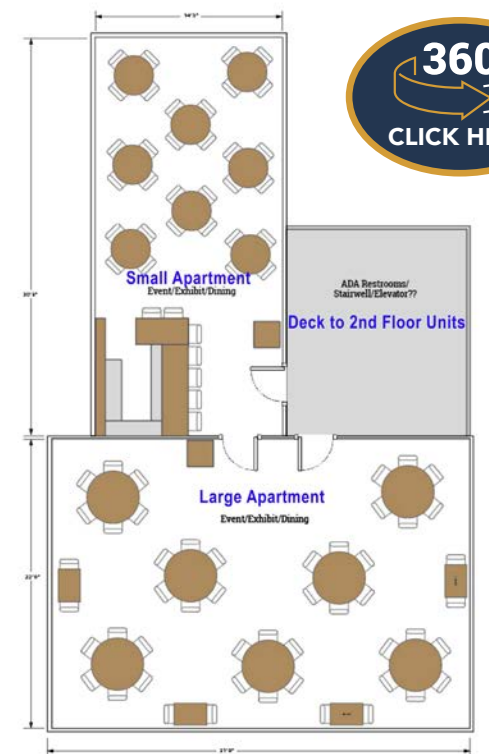
A rare opportunity in the heart of Ludlow! 401-403 Elm Street is a classic corner property offering both retail and residential possibilities with exceptional visibility and flexibility. This two-story mixed-use building sits on a 0.11 acre corner lot in a thriving, walkable neighborhood just minutes from downtown Cincinnati. Includes Bonus Building with Separate Utilities.



1ST FLOOR PLAN



2ND FLOOR PLAN



* Current Uses in blue

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PROPERTY PHOTOS



1ST FLOOR - COMMERCIAL FRONT SPACE



1ST FLOOR - COMMERCIAL FRONT SPACE



2ND FLOOR - LARGE APARTMENT



STANDALONE BUILDING



2ND FLOOR - SMALL APARTMENT

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PROPERTY DETAILS

MAIN BUILDING | 3,250 SF TOTAL

- 1st Floor: ~1,750 SF
- 2nd Floor: ~1,500 SF

BONUS BUILDING | 2,305 SF TOTAL

- 1st Floor: ~1,475 SF
- 2nd Floor: ~830 SF

IMPROVEMENTS

- Updates (Exterior): New roof and windows and exterior paint (2018).
- Updates (First Floor): \$25K upgrades to storefront complete drywall and paint, wiring, lights, ceiling fans, outlets, switches, plumbing for first floor bathroom (2024).
- Second floor: 2 furnished airbnb apartments (1 efficiency unit, 1 single-bedroom).
- Bonus building in back with separate address & utilities (106 Kenner).
- Ready for rehab and development, restaurant, retail, etc.

SECOND FLOOR FEATURES

- 2 furnished airbnb apartments (1 efficiency unit, 1 single-bedroom).



SIZE

- » Lot Size: 0.11 acres (~5,556 SF)
- » Building Size: 1,400 SF
- » 37'6" x 125' (37'6" frontage)



ZONING

- » Mixed-Use (Commercial/Residential)



PARCEL

- » 026-33-07-008.00



	1 MILE	3 MILES	5 MILES
POPULATION	9,086	123,013	302,852
HOUSEHOLDS	4,011	54,017	133,291
AVERAGE HH INCOME	\$65,656	\$84,770	\$83,793
TOTAL EMPLOYEES	6,784	89,067	234,145

Info provided by US Census 2023

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