

1032 Columbia St

Newport, KY 41071

FOR SALE

Property Summary



Property Highlights

- Unit Count: 5 total units – a mix of spacious 1 bedroom layouts
- Location: Walkable to Newport on the Levee, Ovation, and the future site of the new Entertainment District
- Proximity: Less than 10 minutes to Downtown Cincinnati, with easy access to I-471
- Fully Occupied: Current leases in place with solid tenant history
- Utilities: Separate electric meters; landlord currently pays water
- Potential Upside: Market rents trending higher; additional value-add through cosmetic renovations or utility bill-back
- Zoning: Multifamily – ideal for long-term hold, Airbnb conversion, or 1031 exchange

Property Description

Located just minutes from Downtown Cincinnati, 1032 Columbia St presents a rare opportunity to acquire a stabilized 5-unit multifamily building in one of Northern Kentucky's fastest-growing urban corridors. This well-maintained brick property features a desirable unit mix, strong rental history, and significant upside potential through rent increases or light value-add upgrades.

Offering Summary

Sale Price:	\$401,000
Number of Units:	5
Lot Size:	0.064 Acres
Building Size:	4,389 SF
NOI:	\$29,743.00
Cap Rate:	7.42%

Jim Carmichael
Broker
859 444 4177
1031jc@gmail.com

**BERKSHIRE
HATHAWAY** | PROFESSIONAL
HOMESERVICES REALTY

1032 Columbia St

Newport, KY 41071

FOR SALE

Additional Photos



Jim Carmichael
Broker
859 444 4177
1031jc@gmail.com

**BERKSHIRE
HATHAWAY**
HOMESERVICES

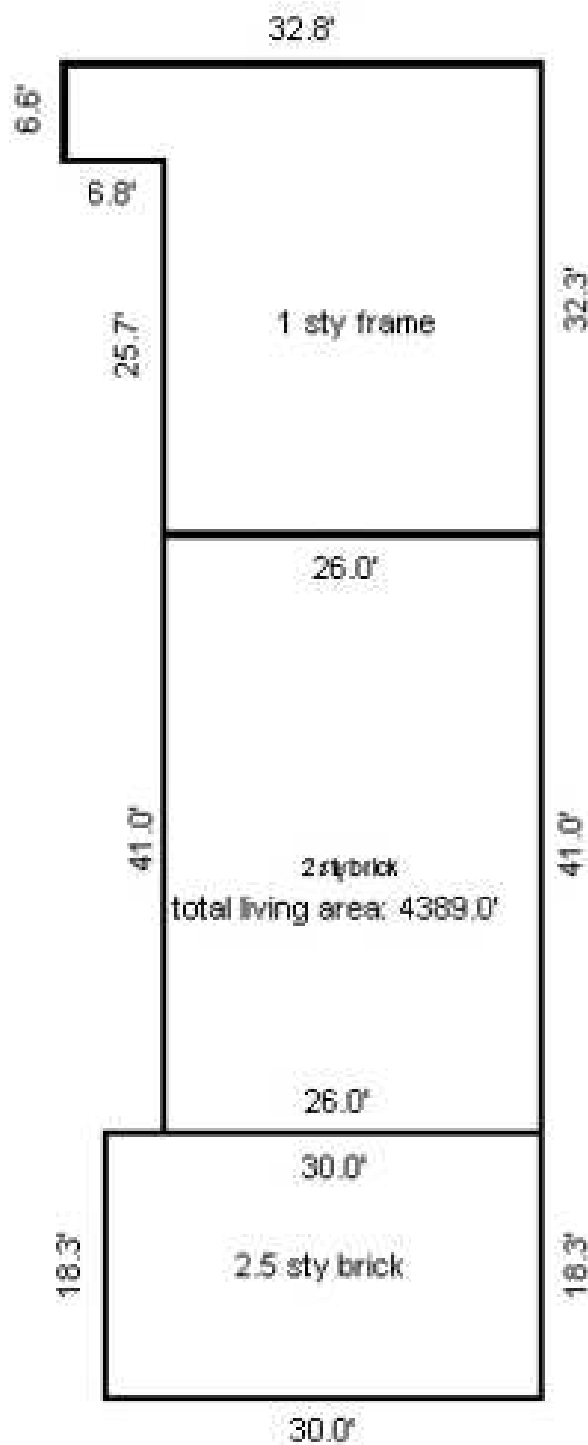
PROFESSIONAL
REALTY

1032 Columbia St

Newport, KY 41071

FOR SALE

[Additional Photos](#)



Jim Carmichael
Broker
859 444 4177
1031jc@gmail.com

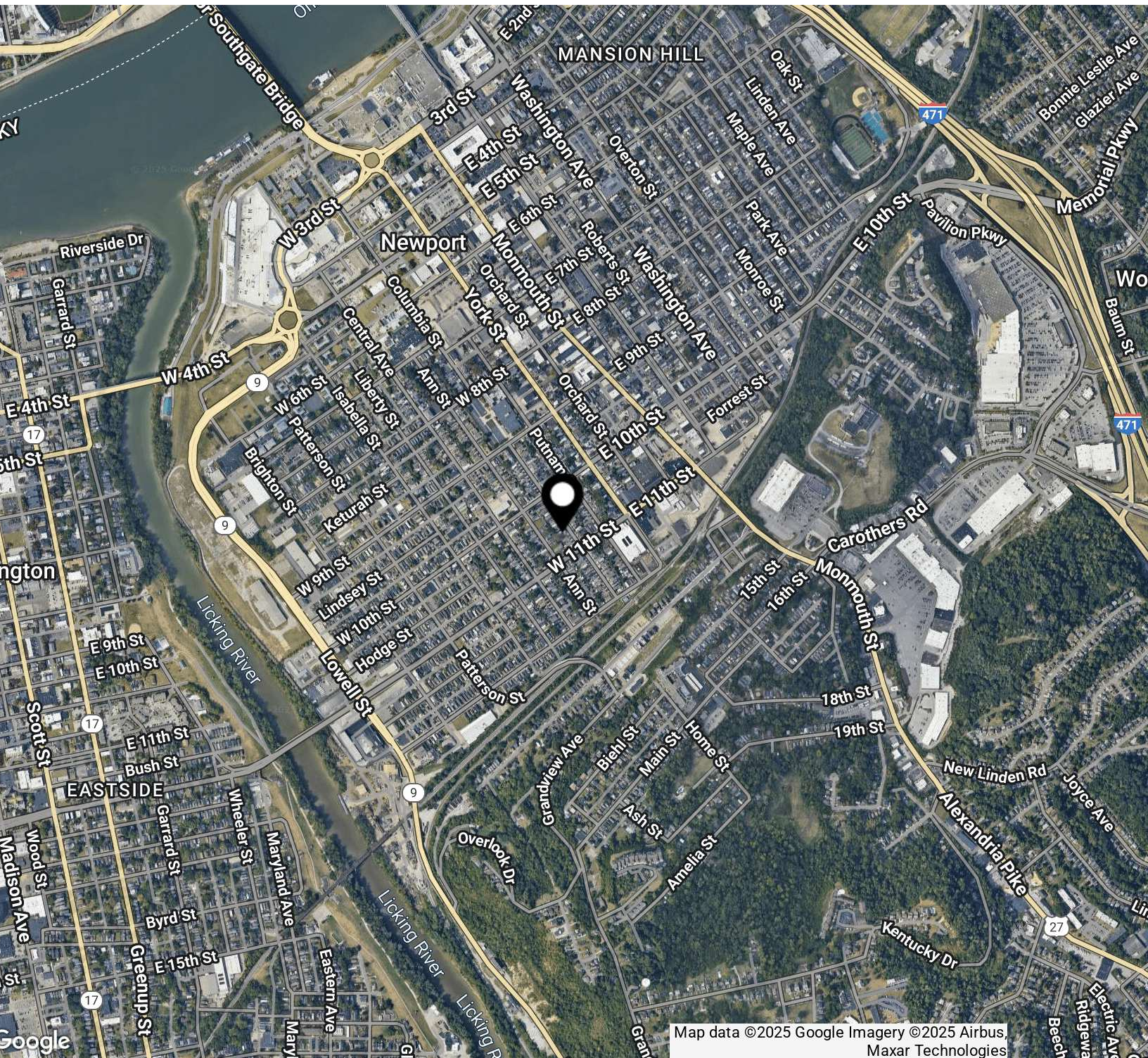
BERKSHIRE HATHAWAY | PROFESSIONAL REALTY
HOMESERVICES

1032 Columbia St

Newport, KY 41071

FOR SALE

Location Map



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

Jim Carmichael
Broker
859 444 4177
1031jc@gmail.com

**BERKSHIRE
HATHAWAY**
HOMESERVICES

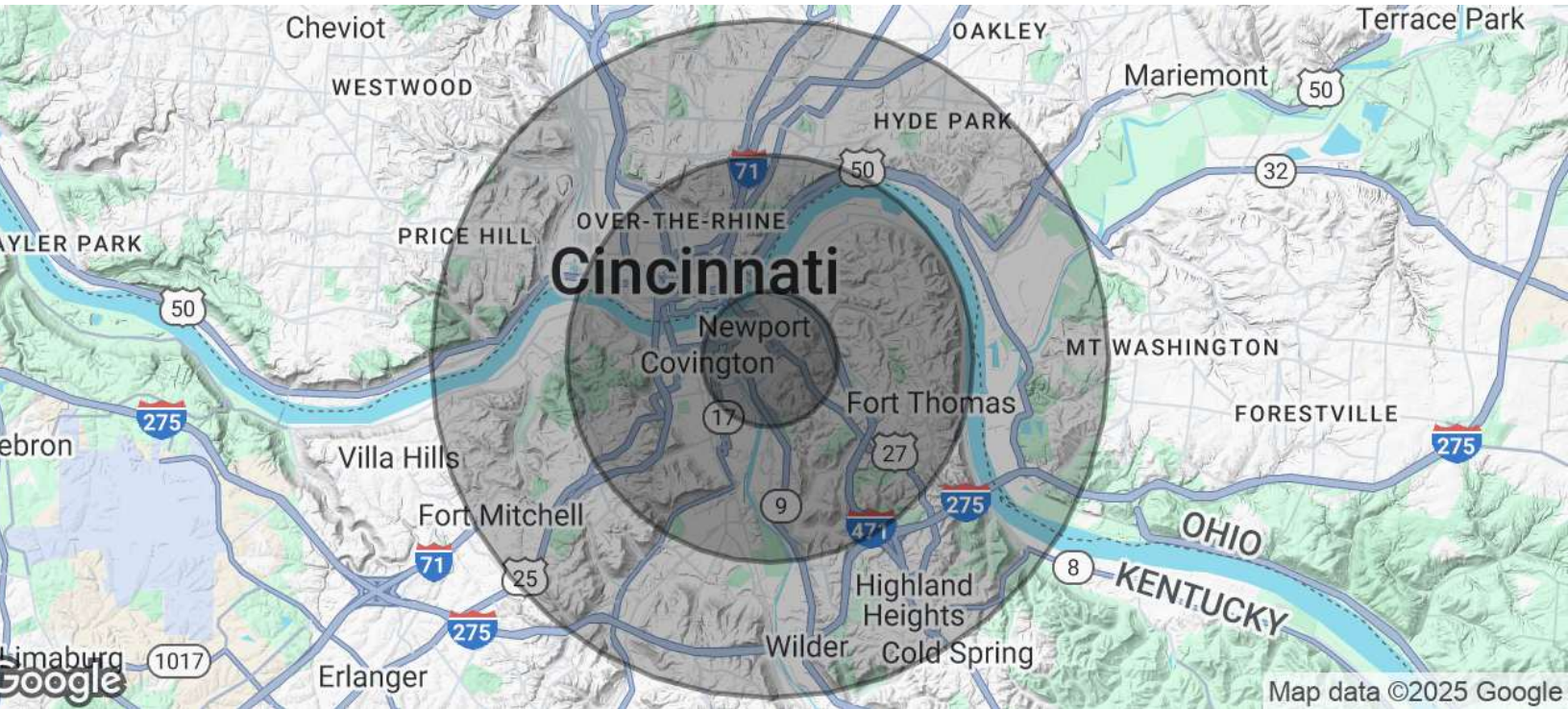
PROFESSIONAL
REALTY

1032 Columbia St

Newport, KY 41071

FOR SALE

Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	17,857	118,035	257,279
Average Age	40	39	38
Average Age (Male)	39	38	37
Average Age (Female)	40	40	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,375	55,930	113,224
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$87,556	\$90,821	\$90,735
Average House Value	\$294,440	\$341,061	\$340,999

Demographics data derived from AlphaMap

Jim Carmichael
Broker
859 444 4177
1031jc@gmail.com

BERKSHIRE
HATHAWAY
HOMESERVICES

PROFESSIONAL
REALTY