

# Retail/Residential For Sale

# Investment Property



## FEATURES

- **4,500 SF Available**
- **Fully Leased**
- Built in 1880
- Multi-tenant occupancy - Check 'n Go
- Two residential tenants
- Exceptional visibility
- Long term lease
- Outstanding investment
- Sale price: \$399,500

## LOCATION

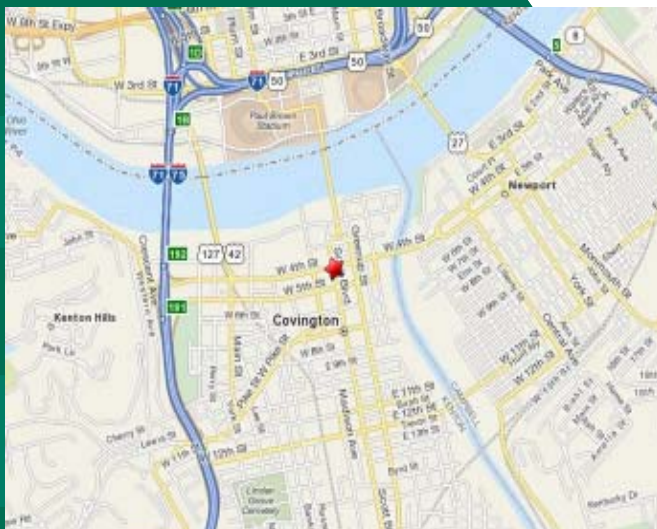
**401-403 Scott Street  
Covington, KY 41011**

| <b>Demographics:</b> | <b>1-mile</b> | <b>3-mile</b> | <b>5-mile</b> |
|----------------------|---------------|---------------|---------------|
| Total Population:    | 16,848        | 123,600       | 267,903       |
| Total Households:    | 7,916         | 55,931        | 116,756       |
| Avg. HH Income:      | \$42,549      | \$51,281      | \$56,135      |

## CONTACT

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COMMERCIAL REAL ESTATE SERVICES

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9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

# 401-403 Scott Street

## Commercial Lease - Check 'N Go

1,500 SF  
10 year lease  
Rent \$4,500/month Gross (\$36.00)  
Utilities: paid by Lessee  
Maintenance & Repairs: paid by Lessor  
Building Taxes & Insurance: paid by Lessor

## Residential Tenant (1) on 2nd floor

1,500 SF  
One year lease  
Rent \$450/month

## Residential Tenant (2) on 3rd floor

1,500 SF  
One year lease  
Rent \$600/month

**Annual Income:** \$66,600 Total - Check 'N Go: \$54,000/year  
Residential tenant (1): \$5,400/year  
Residential tenant (2): \$7,200/year

**Expenses:** \$14,496 Total - Real Estate - \$6,683  
Insurance - \$2,500  
Repair/Maintenance - \$5,313

**Net Operating:** \$52,104

**Investment Return:** 13%



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FOR MORE INFORMATION, CONTACT

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