

## RESTAURANT, BAR FOR SALE

# 502 MONMOUTH ST

Newport, KY 41071



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,000,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	0.09 Acres
<b>BUILDING SIZE:</b>	6,516 SF
<b>ZONING:</b>	Commercial
<b>PRICE / SF:</b>	\$153.47

### PROPERTY OVERVIEW

Keller Williams Commercial is pleased to present this turn of the century building boasting its old world charm yet elegantly updated to please the new buyer in this restaurants cozy new age finishes. Building has three floors with the focal point being on the entry level that shouts wow as you enter the restaurant / bar area. This level holds a remarkable restaurant venue with a kitchen that will make any chef grin. The second floor is an event/ party/ reception room that is used for group rentals. This space is also well finished and awaits your clients usage. The upper level is an unfinished free-span penthouse space with remarkable views of the river. This space has unlimited usages from penthouse VIP Dining to professional office penthouse to a phenomenal residential penthouse suite or potentially just additional party room space. Finally the basement space is a full basement that is well equipped with the necessities of any great food service venues. The basement tells the story of these old buildings and you will be pleasantly surprised as it is beautiful as well.

This is just a must see property as you will positively not be disappointed in what you about to experience.

### PROPERTY HIGHLIGHTS

- Heavy traffic exposure with an also amazing foot traffic count located in the heart of Newport

**KW COMMERCIAL**  
7210 Turfway Road  
Florence, KY 41042

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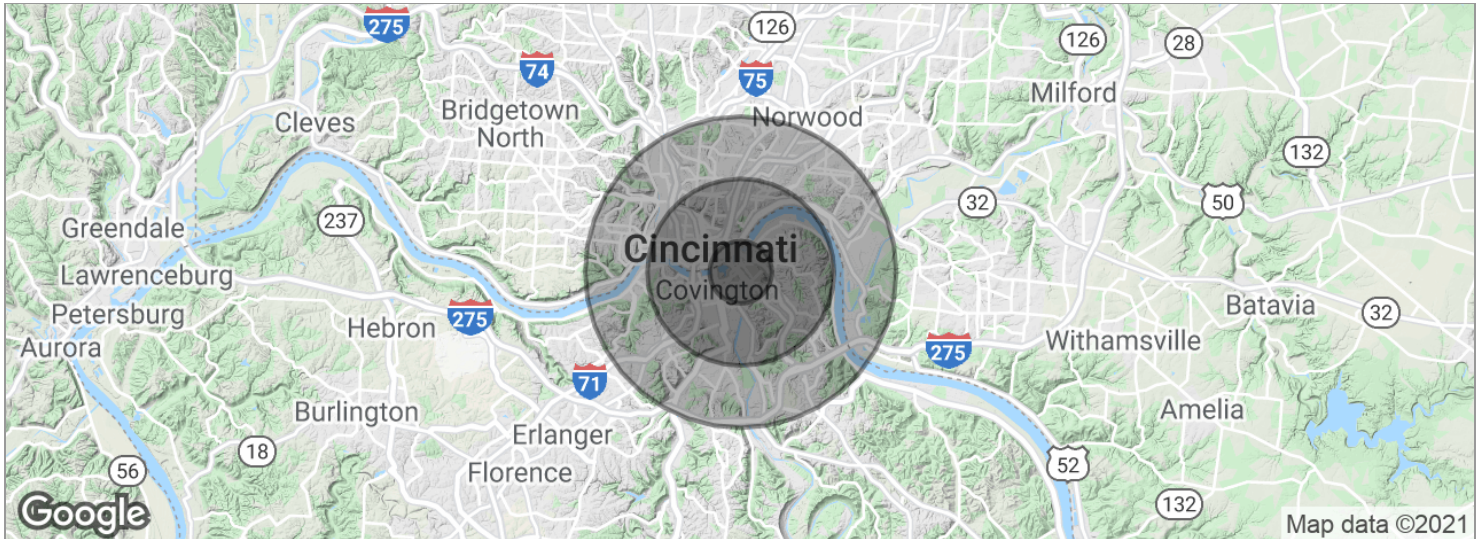
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	19,176	128,026	276,493
Median age	33.6	34.9	33.9
Median age (male)	35.1	34.4	32.8
Median age (Female)	35.5	36.0	35.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	8,167	58,334	119,904
# of persons per HH	2.3	2.2	2.3
Average HH income	\$53,791	\$49,930	\$55,400
Average house value	\$188,828	\$170,126	\$191,431

\* Demographic data derived from 2010 US Census

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