

Iconic NKY Feed Mill For Sale



**526 / 532 W 10th & 1019 Lowell St
Newport KY 41071**

Rapidly Developing Licking River Corridor in Newport

Event Center to the South, New Riff Distillery Across the Street
5 Minutes/2.3 Mile from Fountain Square, 1.6 Miles to I-75/71 & I-471



DWYER
COMMERCIAL REAL ESTATE LLC

2928 Colerain Ave Ste 100
Cincinnati OH 45225

**Contact:
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The Granary

526 W 10th St, 532 W 10th St & 1019 Lowell St Newport KY 41071

Overview

Municipality: City of Newport
Acres: 0.5
Total SF: 13,230 SF (Granary & Hay Shed)
Parcels: Three
Curb Cuts: Multiple (Five)
Zoning: R-3
Construction: Stick Built
Sprinkler System: None
Flood Zone: X (Area w/ Reduced Flood Risk Due to Levee)
Transformer: 3Ph Capacity
Historic District: Yes

Granary

Address: 532 W 10th St
Parcel: 999-99-03-971.00
Land Area: 0.218 Ac
Year Built: 1905
Building Size: 9,334 SF
First Floor: 6,014 SF
Ceiling Height: 14'10" - 19' Clear
Column Spacing: 11' x 19' (Typical)
Ramped Drive In Door: Yes (11'10" x 9'8")
Dock: Yes
Roof: Tower Only, ca. 2015
Off Street Parking: Yes

Hay Barn

Address: 1019 Lowell St
Parcel: 999-99-03.971.00
Land Area: 0.213 Ac
Year Built: 1995
Building Size: 3,896 SF
Drive In Doors: Three (10' x 12')
Income: \$13,320/yr GOI
Tenancy: 3 Tenants on M2M
Off Street Parking: Yes

Single Family House

Address: 526 W 10th St
Parcel ID: 999-99-01-652.00
Land Area: 0.069 Ac
Building: Should Be Razed

Asking Price: \$539,000



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