

IN COVINGTON'S ASCENT DISTRICT

The Monarch Tool Coin & Security Building



103-113 East Fourth Street: \$950,000 for Package

Monarch/Reported 18 Spaces	8,820 SF
Studio/Indoor Parking (50'x50')	4,500 SF
TOTAL	13,320 SF

- Improvement ready 13,320 Square Feet
- Turn of the 20th Century "Wall Street" Character
- Reported 18 Car Parking Lot (60'x100')
- Views from top floor

One of the last significant architectural buildings in Historic Covington, this prominent structure allows most commercial uses within the Covington Historic Overlay District. The Monarch Building footprint is 42'x105' on two floors, the upper level is finished as a state of the art loft/office space; the remaining space in this building will be delivered as a "white box". There is a full basement lower level suitable for storage of 4024 +/- square feet. The Studio reported as 4500 +/- square feet is on one floor and is located at the rear of the property; It is sold in "as is" condition.



All information contained herein while believed to be accurate is not warranted.

Exclusively Represented By: Gail S. Coughlin

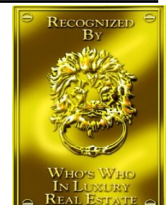
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Tool
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*Exposed
Brick*



*High
Ceilings*



Bar Area



*Freight
Elevator*



*Atrium
Setting*



*2nd Level
Balcony*



*Light Filled
Studio*



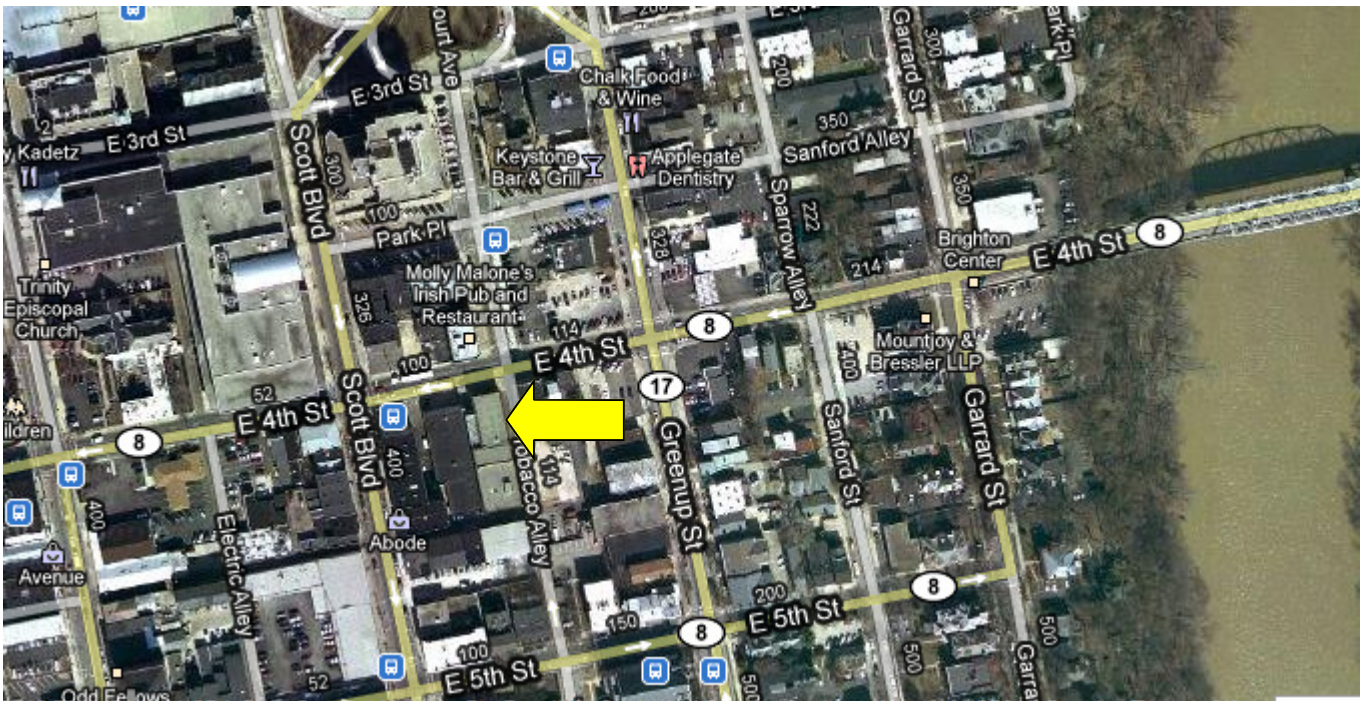
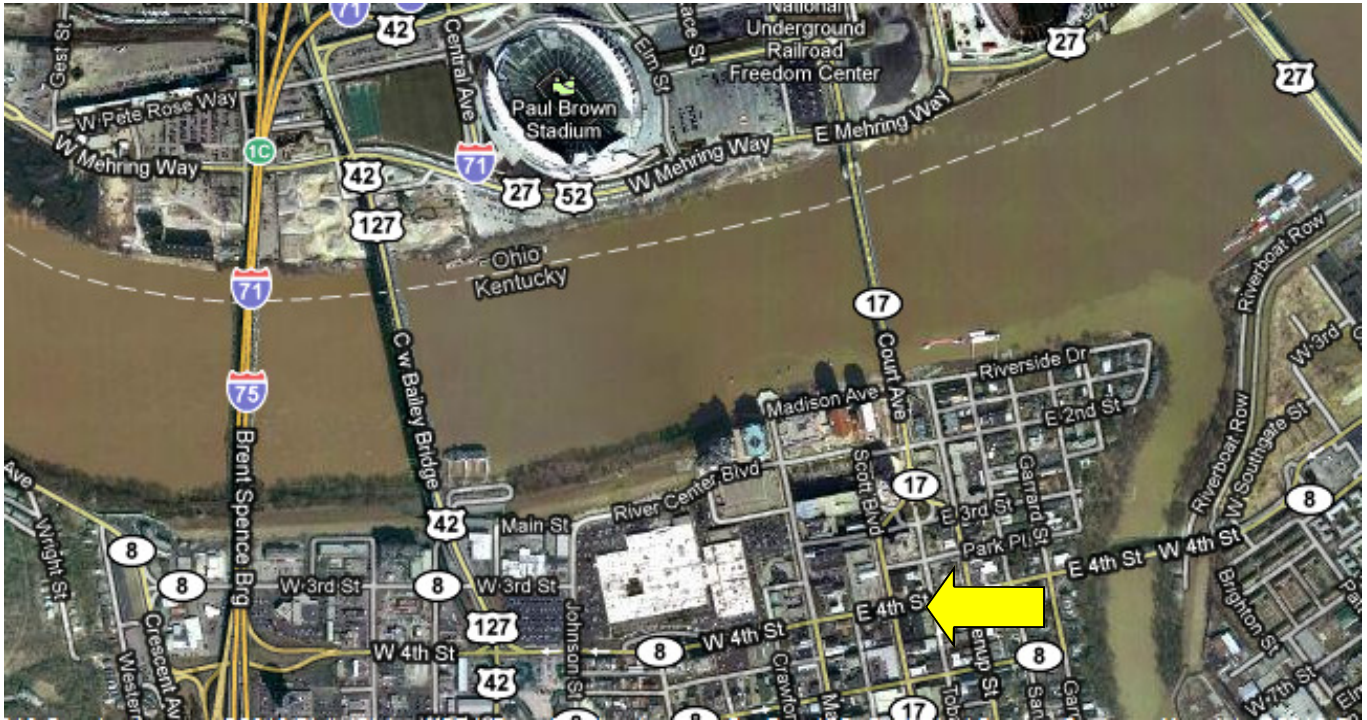
*Exposed
Brick, Full
Bath,
Expands to
Covered
Parking*



Growth Stimulus: The Ascent & Covington Re-Development



Arial View of Property



NOTE: ALL INFORMATION CONTAINED HEREIN BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED