

SPECIAL PURPOSE FOR SALE



4705 FOWLER CREEK ROAD

Covington, KY 41017



PROPERTY DESCRIPTION

Explore the potential of this exceptional property located in the desirable Kenton County area. With ample space and versatile facilities, this property offers an ideal opportunity for a prospective special purpose/church investor. 3 Bedroom/2.5 Bath Home Included w/Property. The well-maintained grounds provide a serene setting for gatherings and activities, while the interior spaces offer flexibility for various functions and events. Ample parking and convenient accessibility further enhance the property's appeal. Whether it's for worship services, community events, or educational activities, this property presents an inviting canvas for creating a vibrant and welcoming space for your church or special purpose needs.

PROPERTY HIGHLIGHTS

- 3 Bedroom/2.5 Bath Home Included w/Property
- Congregation seating of 260
- Versatile interior spaces for various functions
- Ample parking for congregants and visitors

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	1.25 Acres
Building Size:	4,828 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	132	520	1,997
Total Population	388	1,493	5,721
Average HH Income	\$131,731	\$133,222	\$133,900

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR

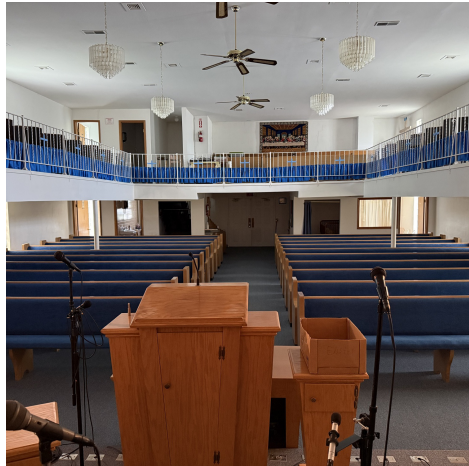
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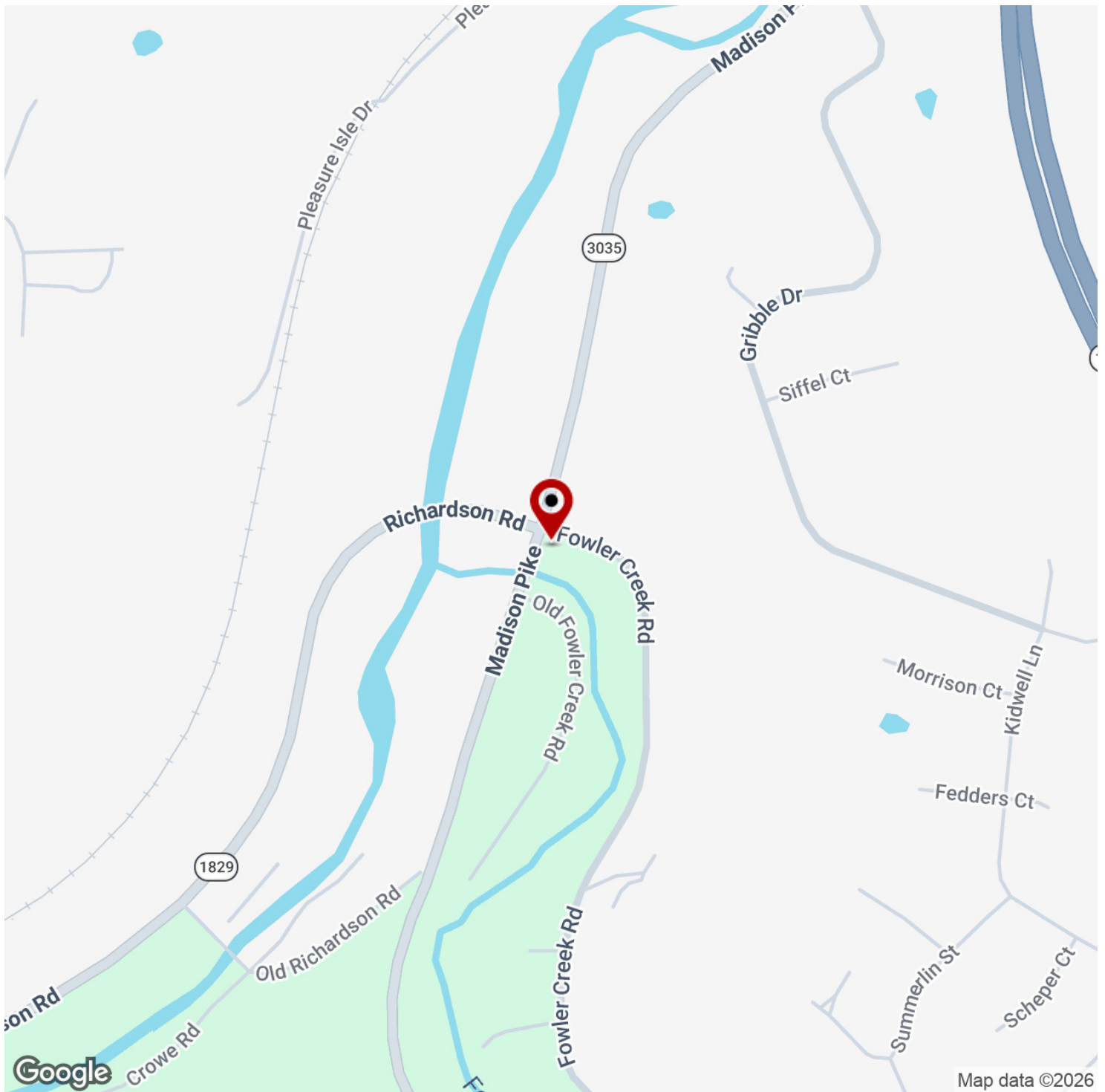
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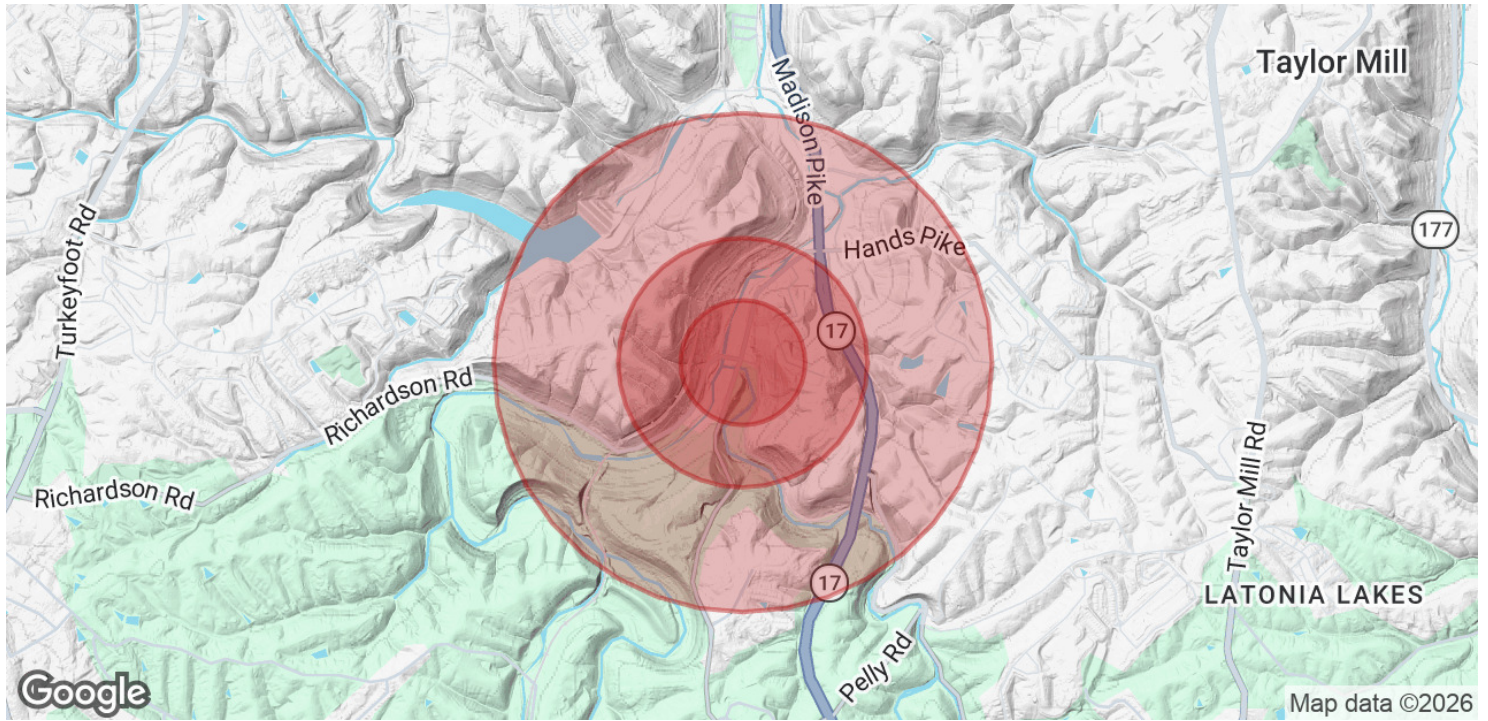
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	388	1,493	5,721
Average Age	40.9	41.3	40.7
Average Age (Male)	38.9	38.8	38.3
Average Age (Female)	41.2	41.7	41.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	132	520	1,997
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$131,731	\$133,222	\$133,900
Average House Value	\$247,285	\$258,894	\$260,566

2023 American Community Survey (ACS)

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