

KEN PERRY REALTY

Commercial Group

467 Erlanger Road Erlanger, KY 41018

For Sale \$599,000

- Approximately 5,987 SF office building situated on 0.35 acres
- 14 private office suites
- Strong owner-user or investment potential
- Excellent access to I-75 & CVG Airport



Chelsea Garnett
Agent

Cell: 859-391-6961
chelseagarnett@kpr.net

4135 Alexandria Pike,
Suite 101
Cold Spring, KY 41076
Office: 859-442-6800



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**467 Erlanger Road
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- Renovated two-story layout
- Extra storage space available in full basement
- Convenient parking and access
- Centrally located within Northern Kentucky business corridor



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- Sale also includes vacant lot located at 463 Erlanger Road
- PIDN: 003-30-12-003.00
- 0.62 acres
- Vacant lot is partially paved to meet additional parking needs



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Building

Building

Pool

Tank

Concrete Pad

Recreation

Ball Fields

Playground/General Rec

Tee/Green

Roads

Paved Road

Unpaved Road

Bridges

Paved Parking

Unpaved Parking

Railroad

Utilities

Sewer

Sewer Structure

Water Pipe

Water Hydrant

Topography

Index Contour

Intermediate Contour

Creek / Stream

River / Lake

Boundaries

Parcel

Zoning

1:360

0 5 10 20 Feet

↑

LINK GIS

1840 Simon Kenton Way

Covington, KY 41011

859.333.9900

Office hours M-F 8-5

www.linkgis.org

Parcel data provided by CCPVA, KCPVA, PCPVA and LinkGIS

Date: 9/26/2024

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