



OWNER-USER
OPPORTUNITY

223 E. 8TH STREET

NEWPORT, KENTUCKY 41071

HISTORIC OFFICE / COMMERCIAL ASSET

High-end historic character, flexible layout,
and \$1,800/month additional income.

ASKING PRICE

\$729,750

FOR SALE

THE OPPORTUNITY

A rare owner-user opportunity in the heart of historic Newport. This property offers high-end historic character, a fully updated modern interior, and a flexible multi-level configuration ideal for a variety of office, studio or showroom uses.

Enjoy immediate benefit from additional in-place income of \$1,800 per month / \$21,600 annually, offsetting ownership costs while you occupy and grow your business.

PROPERTY SNAPSHOT

Building	3,958 SF
Stories	2
Built	1875

ADDITIONAL INCOME

\$1,800 / MO
\$21,600 Annual In-Place Rent



3,958 SF

BUILDING SIZE



\$21,600

ANNUAL IN-PLACE RENT



2 STORIES

FLEXIBLE LAYOUT



1875

HISTORIC
CHARACTER

ADAM RATH

BROKER

513.888.8669
Adam@RathEquity.com
RathEquity.com

BRIAN BROCKMAN

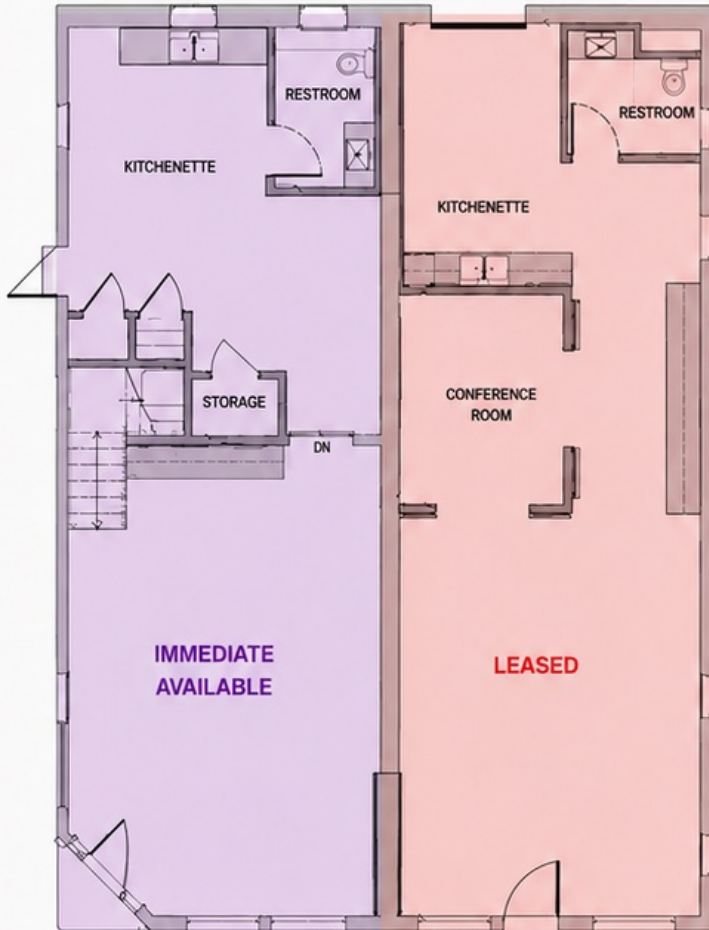
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513-898-1551
bor@bangrealty.com

FLOOR PLAN + INCOME

OWNER-USER FLEXIBILITY + IN-PLACE ADDITIONAL INCOME

FIRST FLOOR



SECOND FLOOR



ADDITIONAL INCOME

\$1,800 / MONTH

\$21,600 ANNUAL IN-PLACE RENT

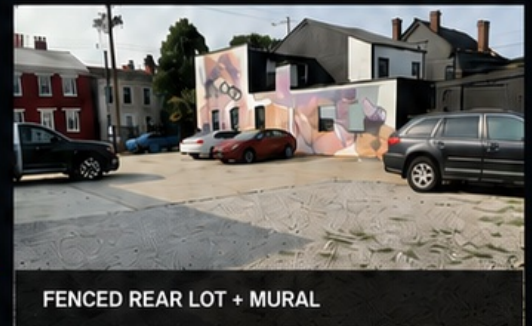
Income in place from day one while the building retains flexible multi-level space for a future owner-user or investor strategy.



REFINED INTERIOR FINISHES



EXPOSED BRICK + OPEN LOFT



FENCED REAR LOT + MURAL



BUILT FOR BUSINESS. READY FOR YOUR FUTURE.

Historic character, modern finishes, and in-place income create a rare opportunity to own a versatile commercial asset in the heart of Newport.

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ADDITIONAL PHOTOS + OWNER-USER UPSIDE

HIGH-END INTERIORS | FLEXIBLE LAYOUT | IN-PLACE INCOME



OWNER-USER WITH
ADDITIONAL INCOME

ADDITIONAL INCOME
\$1,800 / MONTH

\$21,800 ANNUAL IN-PLACE RENT

Occupy the balance of the building
while benefiting from supplemental
income already in place.



WHY THIS PROPERTY STANDS OUT

- ✓ High-end existing interior buildout with exposed brick and modern finishes
- ✓ Flexible multi-level layout suited for office, studio or showroom use
- ✓ Distinctive historic character in a highly walkable Newport setting
- ✓ Rear fenced lot and mural backdrop add utility and identity



HISTORIC NEWPORT OFFICE / COMMERCIAL ASSET

A rare blend of historic character, modern buildout
and in-place income in the heart of Newport.



IDEAL FOR AN OWNER-USER SEEKING CHARACTER SPACE

Use part of the building for your business
while in-place income helps offset occupancy costs.
while tenant 2 helps offset occupancy costs.

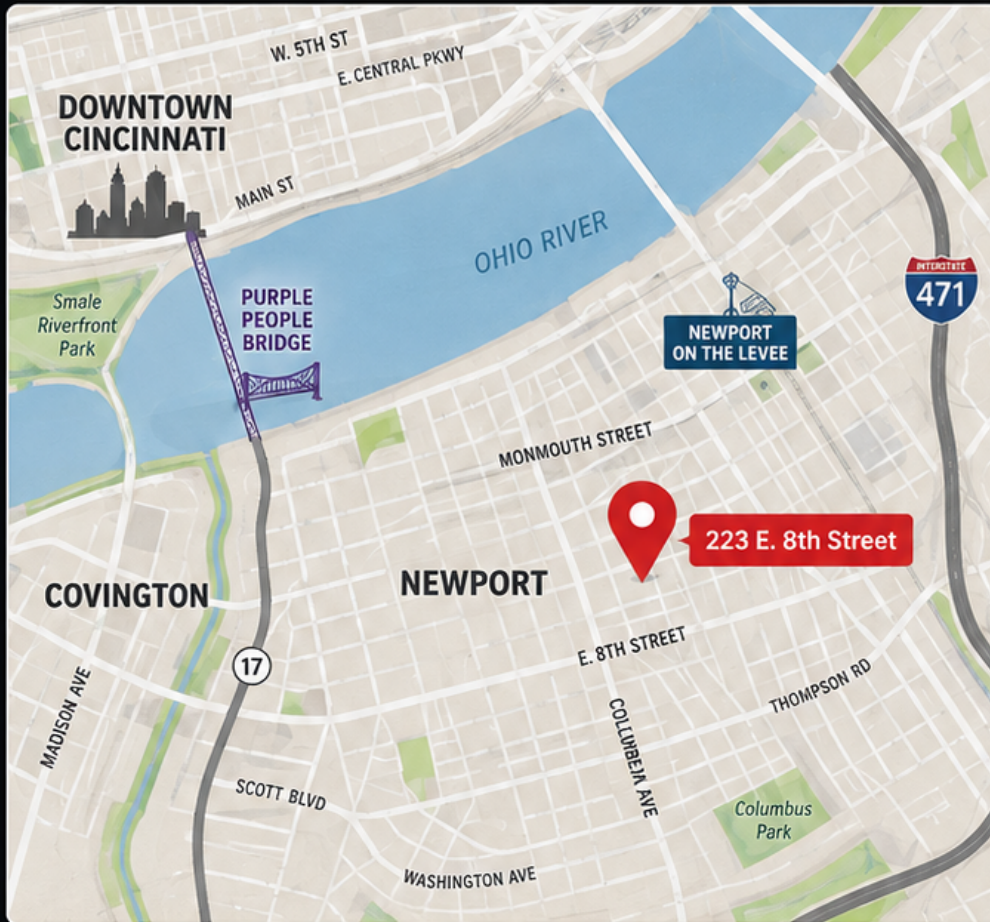
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LOCATION + ACCESS

HISTORIC NEWPORT SETTING | OWNER-USER APPEAL | REGIONAL CONNECTIVITY



PRIME NEWPORT LOCATION



Walkable historic setting



Minutes to Downtown Cincinnati



Convenient access to I-471 and the riverfront



Strong owner-user appeal with additional income already in place

IDEAL LOCATION. EVERYDAY ADVANTAGE.

- ✓ Positioned in Newport's historic urban core
- ✓ Near Monmouth Street amenities and the riverfront
- ✓ Quick access to Cincinnati's CBD and Northern Kentucky routes
- ✓ Character-rich setting for office, studio or showroom use
- ✓ Additional in-place income helps support occupancy costs



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