

KPR

KEN PERRY
REALTY
COMMERCIAL
GROUP

CONTACT US

Ryan Motz

513.578.1543

Ryan@KPR.net

Ken Perry

859.442.6800

Ken@KPR.net

Northern Kentucky office building **for sale.**

10 Town Center Blvd | Crestview Hills, KY 41017

LOCATED AT I-275 & TURKEYFOOT RD





SALE PRICE

\$2,500,000

NOI

\$178,345

TOTAL SF

9,980 SF

STORIES

Two (2)

LOT SIZE

1.37 AC

BUILT

1992

OCCUPANCY

100%

PARKING

66 Parking Spaces
(6.61: 1,000 SF)

ZONING

CC - Community
Commercial



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SALE PRICE

\$2,500,000

INVESTMENT DETAILS

NOI - \$178,145

TENANT NOI

Newman & Tucker Ins.
\$133,800 - 5/31/36 exp

ReGroup Behavior
\$44,345 - 5/15/27 exp

IMPROVEMENTS

- New roof
- All new AC units
- Two new furnaces
- New two-story window in back
- New glass partition for natural light on first floor
- First floor remodeled in 2021
- Second floor remodeled with new kitchen and upgraded conference room



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FLOOR PLAN



SECOND FLOOR
4,990 SF



FIRST FLOOR
4,990



This 9,980 SF two-story office building delivers strong visibility, recent capital investment, and immediate income in the heart of Northern Kentucky. Situated on 1.37 acres along Turkeyfoot Road with prominent signage exposure, ample parking, and direct access to I-275. Zoned Community Commercial, the property supports a broad range of uses beyond traditional office — adding long-term flexibility for any buyer.

The building is 100% occupied with two tenants generating \$14,845 monthly in base rent, making it an attractive option for both investors and owner-users.

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