

IN COVINGTON'S ASCENT DISTRICT

The Monarch Tool Coin & Security Building



103-113 East Fourth Street

Monarch/18 spaces	8,820 SF	\$1,000,000/pkg	White Box
Studio	4,500 SF	\$350,000	White Box
Shell	8,000 SF	\$350,000	Raw
TOTAL	21,320 SF	\$1,700,000	

- Improvement ready 8,820 Square Foot 2 Story Brick Structure
- Turn of the 20th Century "Wall Street" Character
- 18 Car Parking Lot

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 shares a common wall the Shell structure. The Shell is accessible by an open skylit atrium designed for a fountain feature; and also, by a rear roadway allowing enclosed parking possibilities. It is reported as 8000 +/- square feet with a freight elevator, electric and water service are available. 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

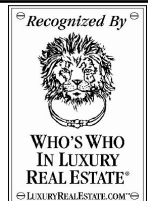
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*Clear Span
Trusses*



*Notable
Tool
Company
Inlaid Tile*



Hardwood & Natural Light





*Exposed
Brick*



*High
Ceilings*



Bar Area



*Freight
Elevator*



*Atrium
Setting*



*2nd Level
Balcony*



*Light Filled
Studio*



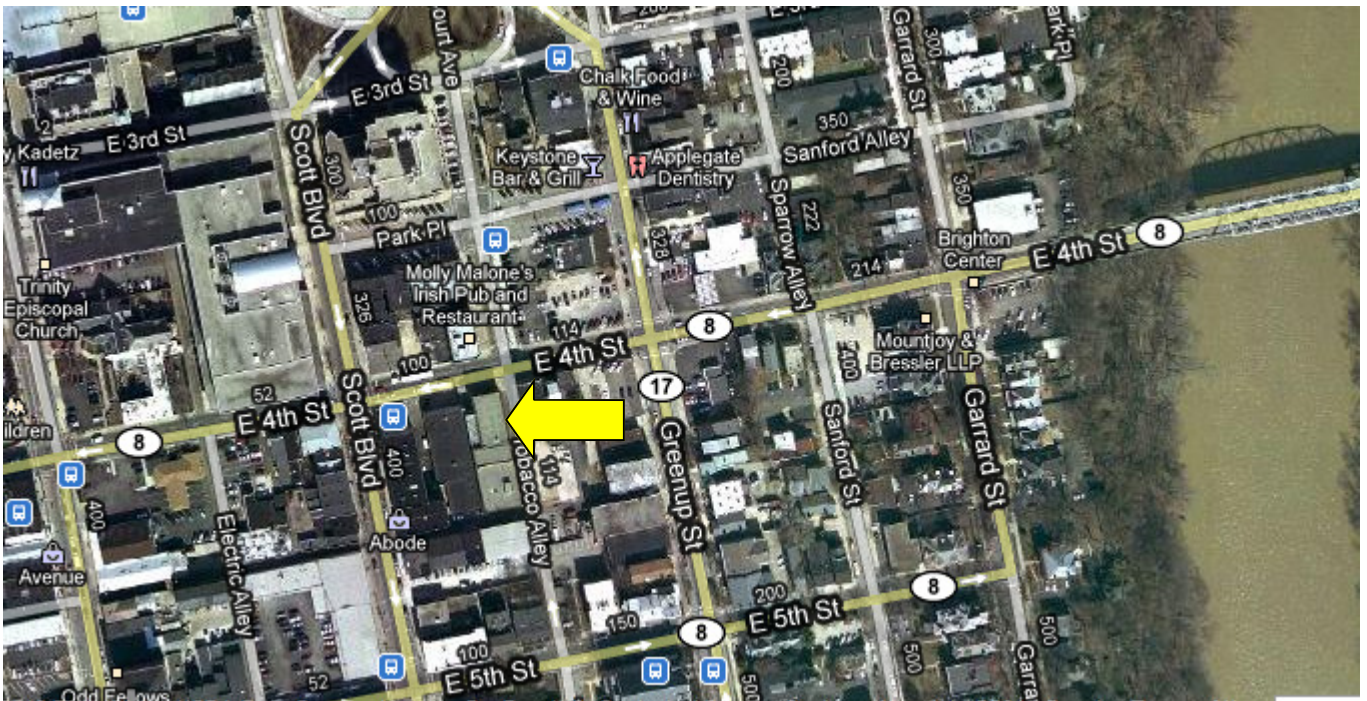
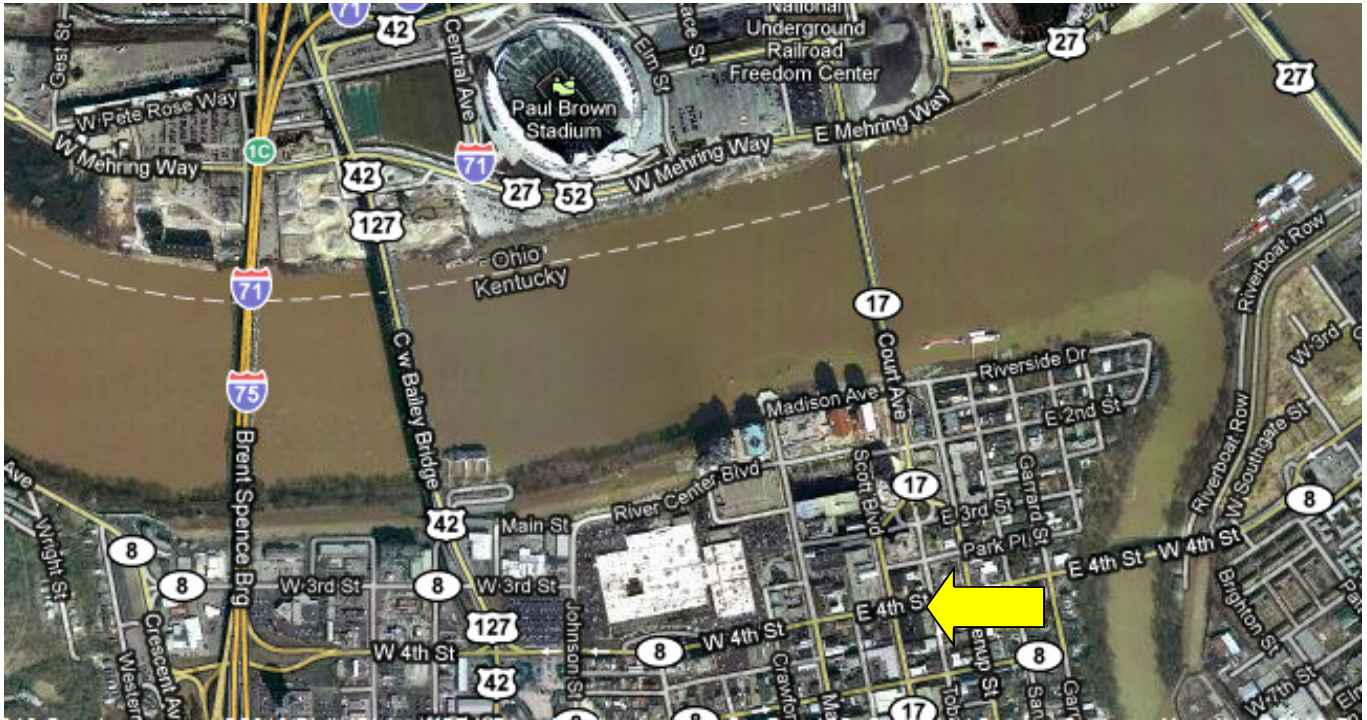
*Exposed
Brick, Full
Bath,
Expands to
Covered
Parking*



Growth Stimulus: The Ascent & Covington Re-Development



Arial View of Property



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