

For Sale by Owner

Independence Branch of the Kenton County Public Library

6477 Taylor Mill Road

- Great commercial location on Taylor Mill Road near the Cherokee Shopping Center
- Approximately 7,000 square feet
- Constructed: 1994-95
- Approximately five acre lot
- Designed by Ehmet Hayes & Associates
- Primarily an open floor plan facility
- Large paved parking lot
- Building is in excellent condition and has been well-maintained.
- Building includes:
 - 2 bathrooms
 - Small office
 - Staff work room
 - Small kitchen and dining area
 - Meeting space (+/-750 square feet – seats 65 theater style, 30 at tables).



For more information, to schedule a showing or to make an offer call the Kenton County Public Library at 859/962-4080

Directions:

From 471

Take I-275 West.
Get off at the Taylor Mill Road/KY16 exit.
Make a left onto Taylor Mill Road.
Go south 6.5 miles.
The Independence Branch Library will be on the right, just South of the Cherokee Shopping Center.

From 71/75

Take I-275 East
Get off at the Taylor Mill Road/KY16 exit.
Veer right onto Taylor Mill Road.
Go south 6.5 miles.
The Independence Branch Library will be on the right, just South of the Cherokee Shopping Center.

Asking price, \$1.3 million. Library Board has the right to refuse any and all offers.

No Brokers fees will be paid by the seller.