



Lucilles Bar

3715 Winston Ave, Covington, KY 41015



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Lucilles Bar

\$250,000

Local famous preferred Blues Bar. This Bar/ Grill has been a prime Blues Club Venue for ages. Bar is 1910 sq ft and has a 1410 sq ft apartment on the upstairs floor. Building has an 1883 Pressed Tin ceiling and an 1883 Mahogany bar (finely sculpted in Germany). Kitchen has an exhaust hood and existing equipment. Bar has a stage for live music. Equipment, Furniture and Liquor Liscence included. The Famous Lucille's Blues club operated here in days past. This charming bar/grill seats 65 guests. Antique Bar Valued at 75,000 sparks an antique charm to this great business opportunity. Great opportunity for an owner operator. Live upstairs and run your business downstairs. Don't forget the outside patio for the warm weather months. Comes WITH liquor Lisc.

75 to Taylor Mill Exit. Head toward Covington off exit on Winston Ave to property on the left just past Lees .

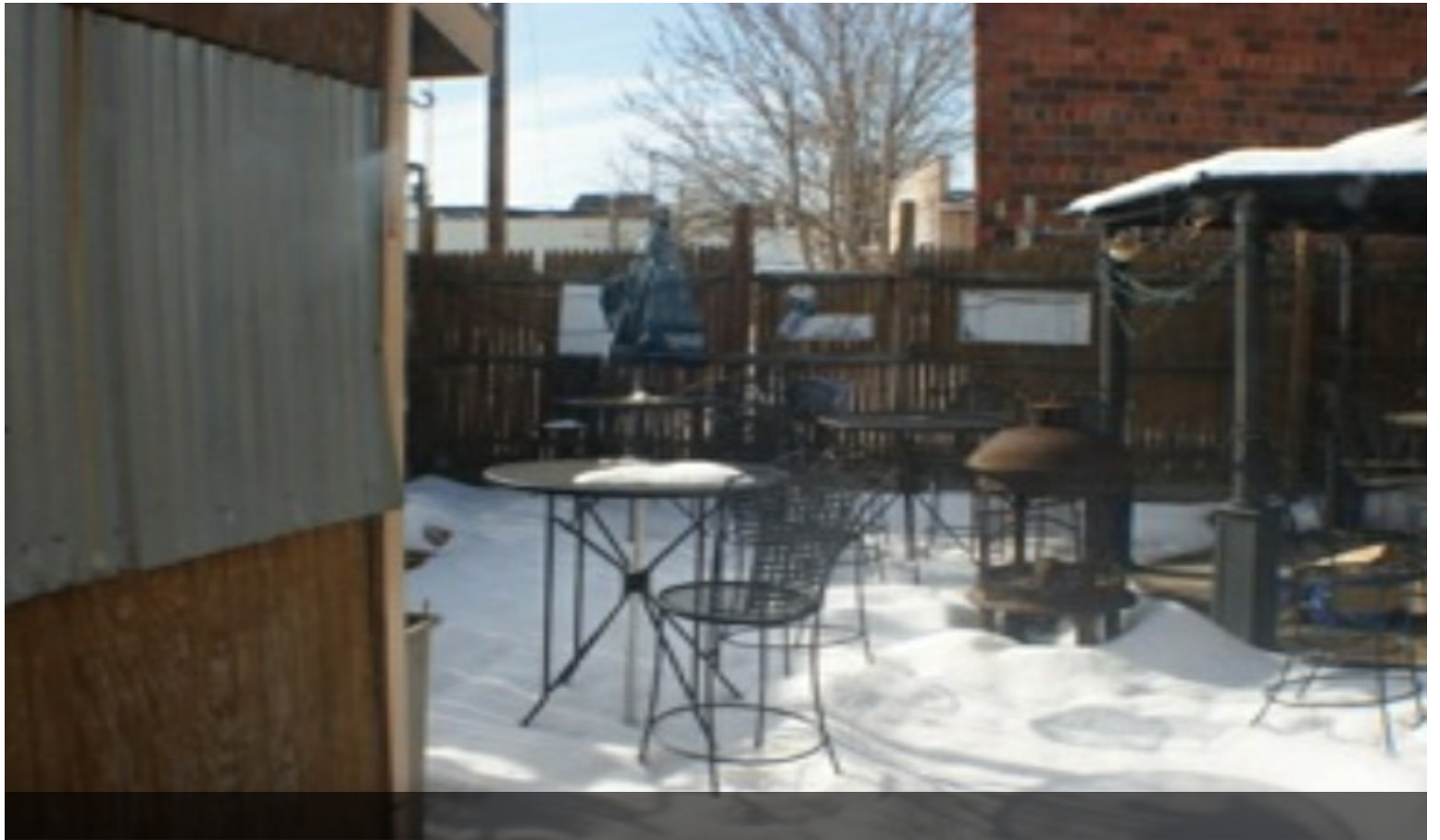
Property Photos



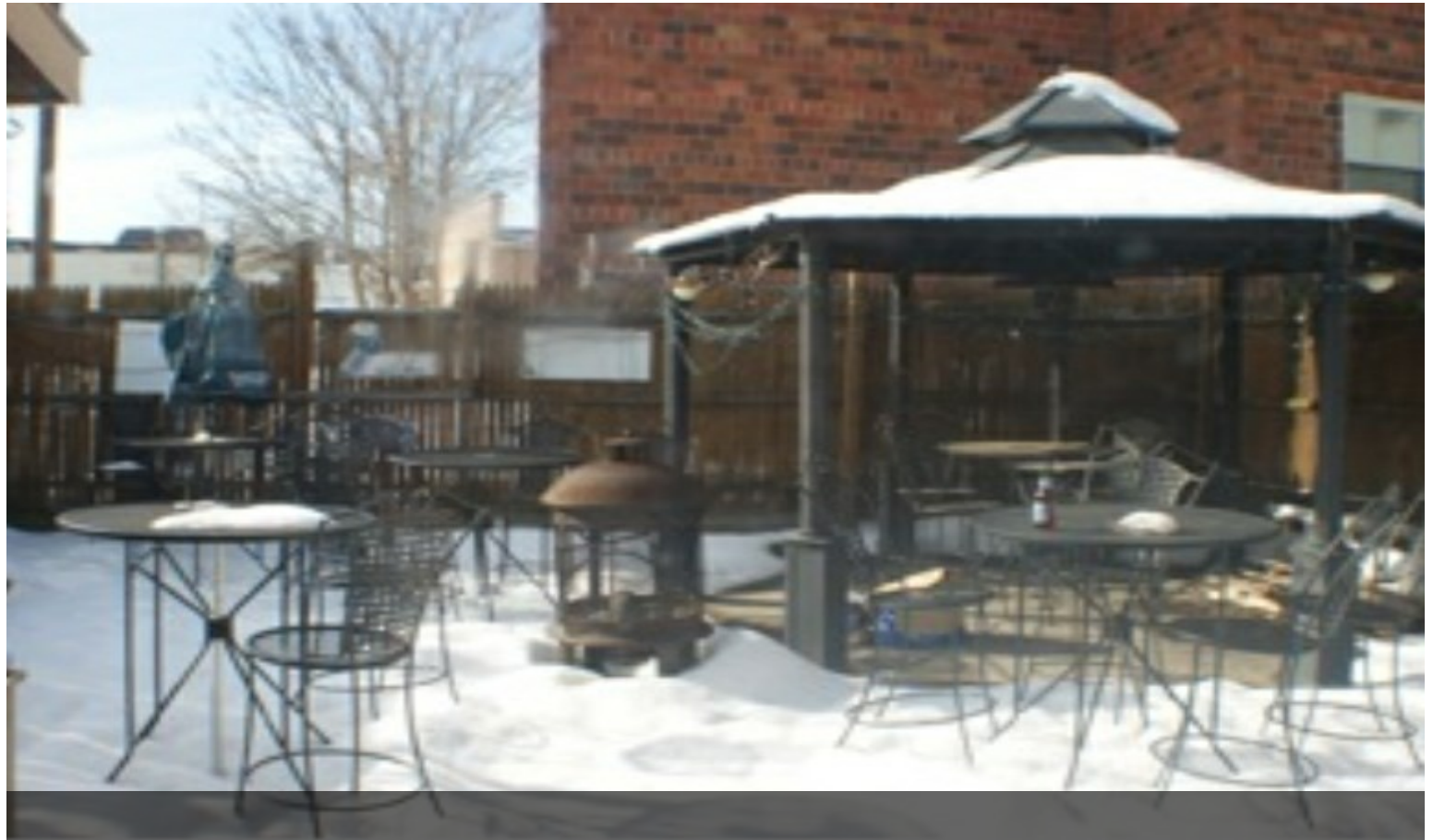
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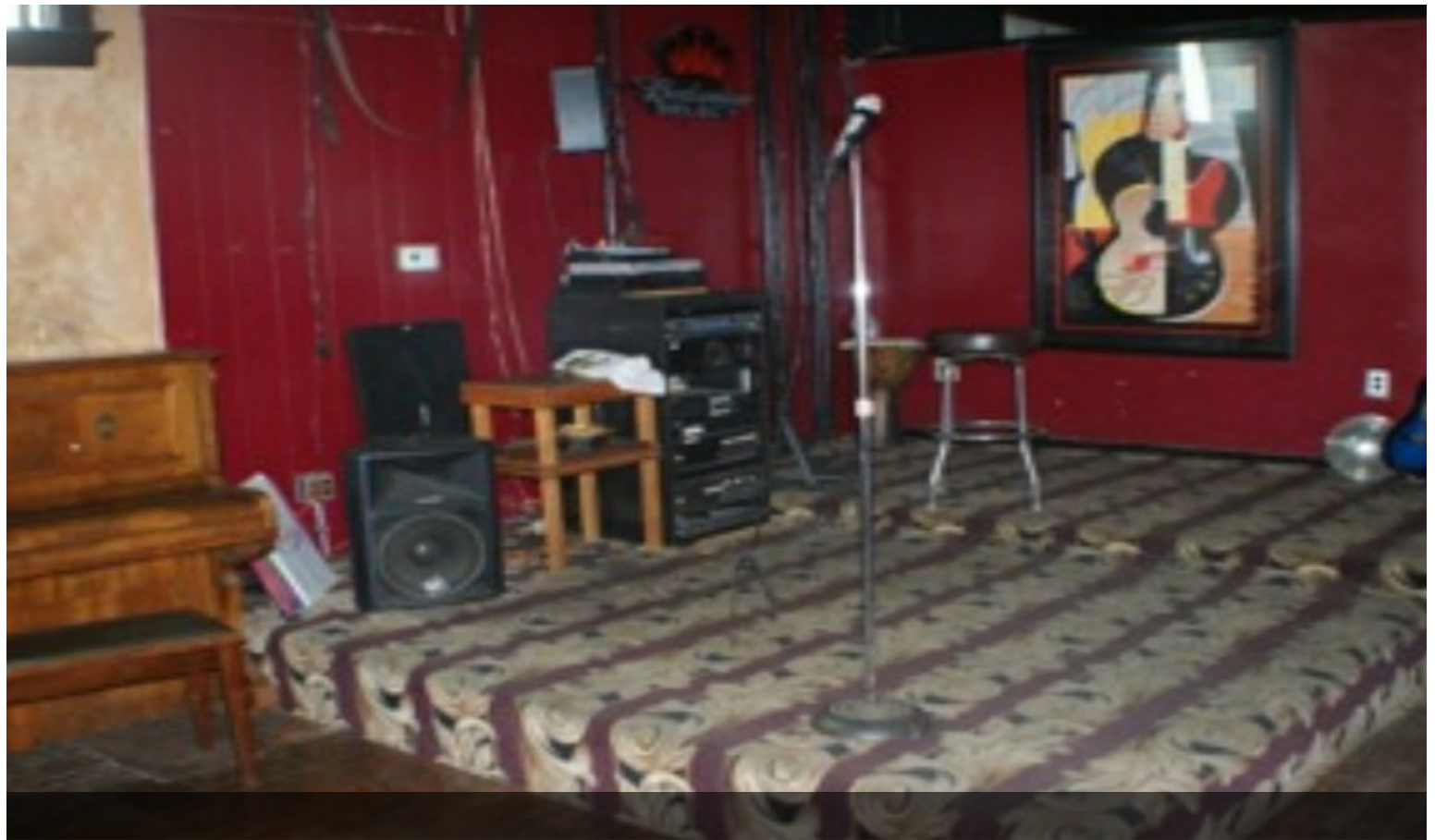
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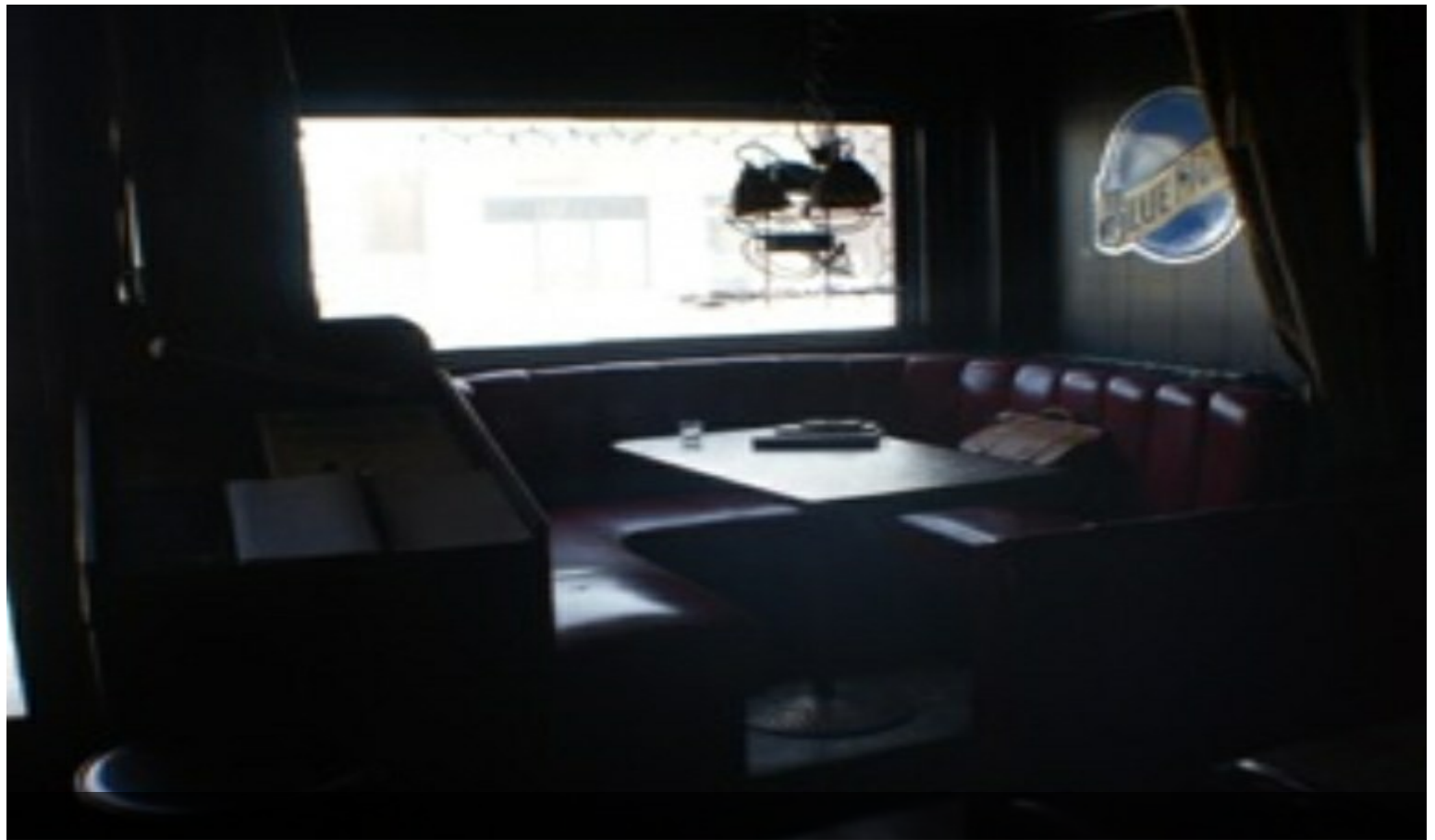
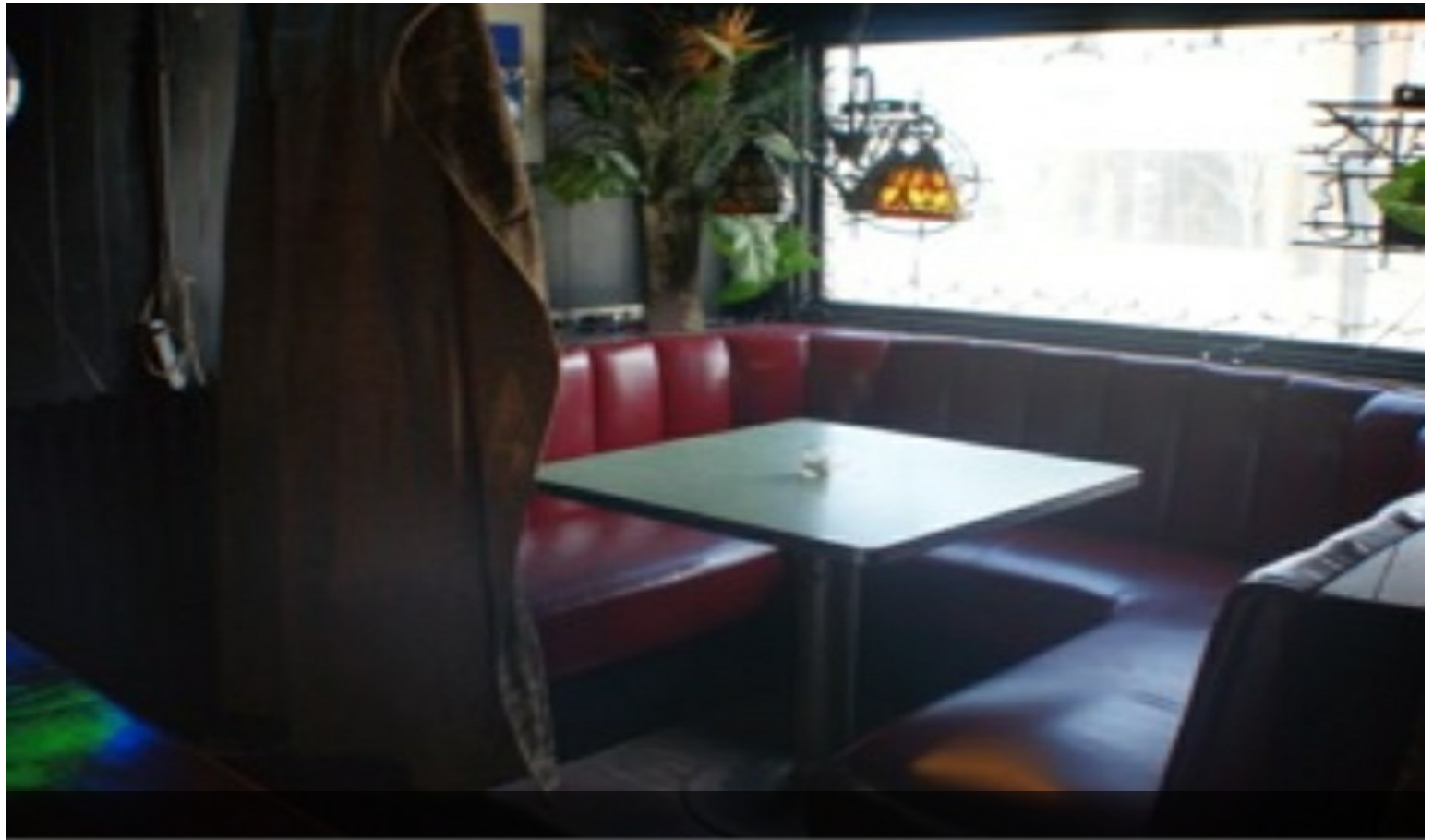
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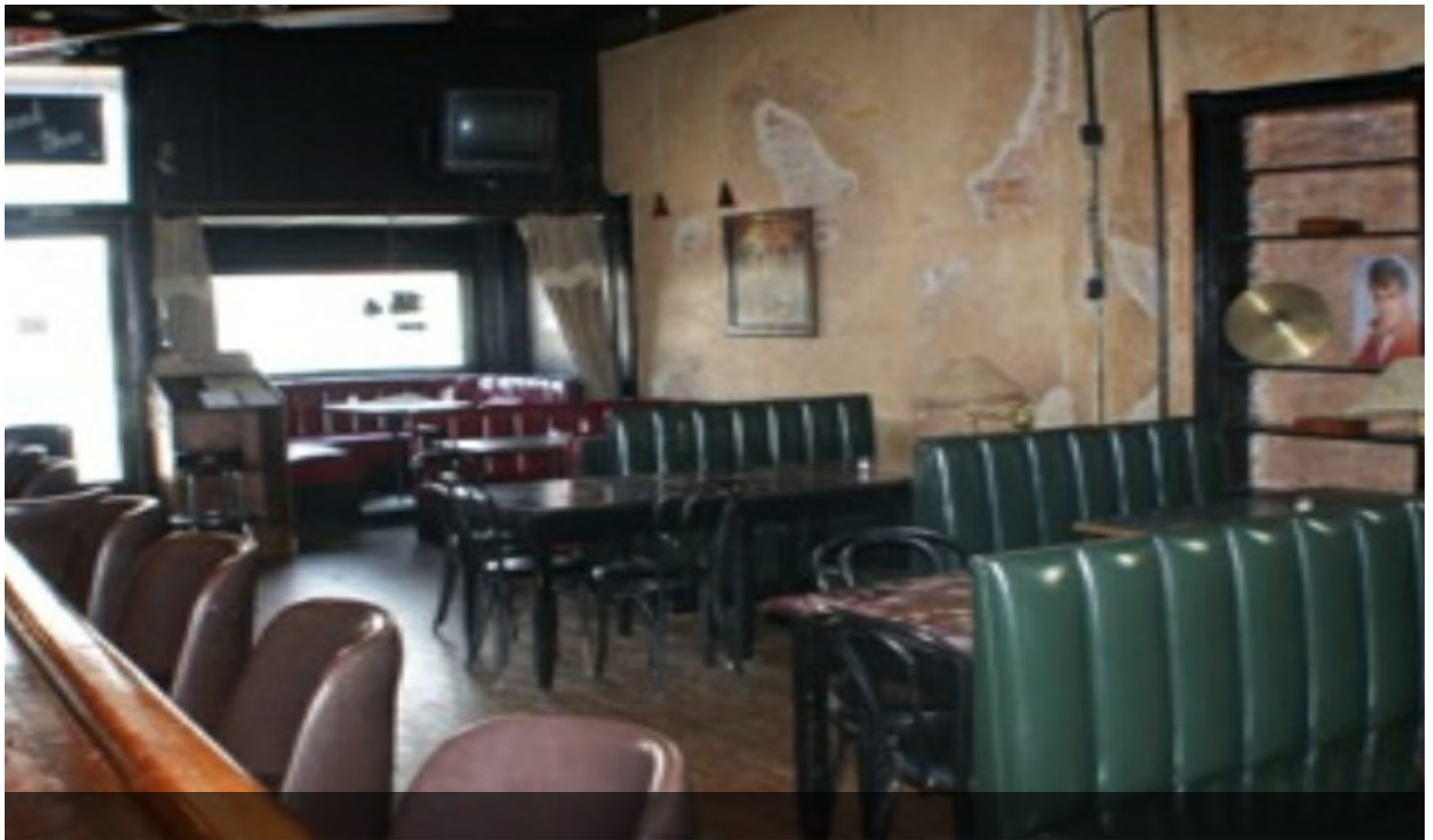
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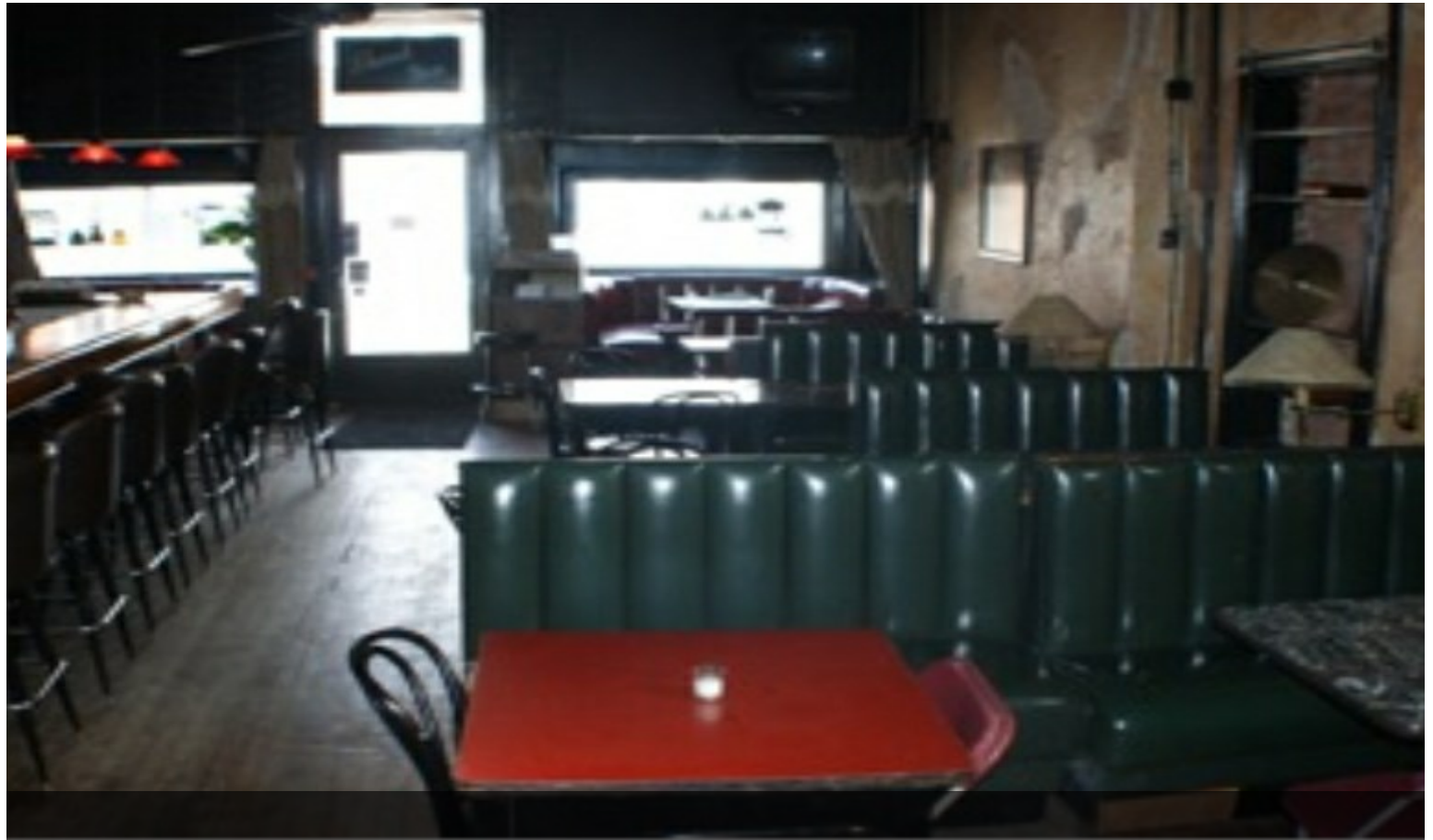
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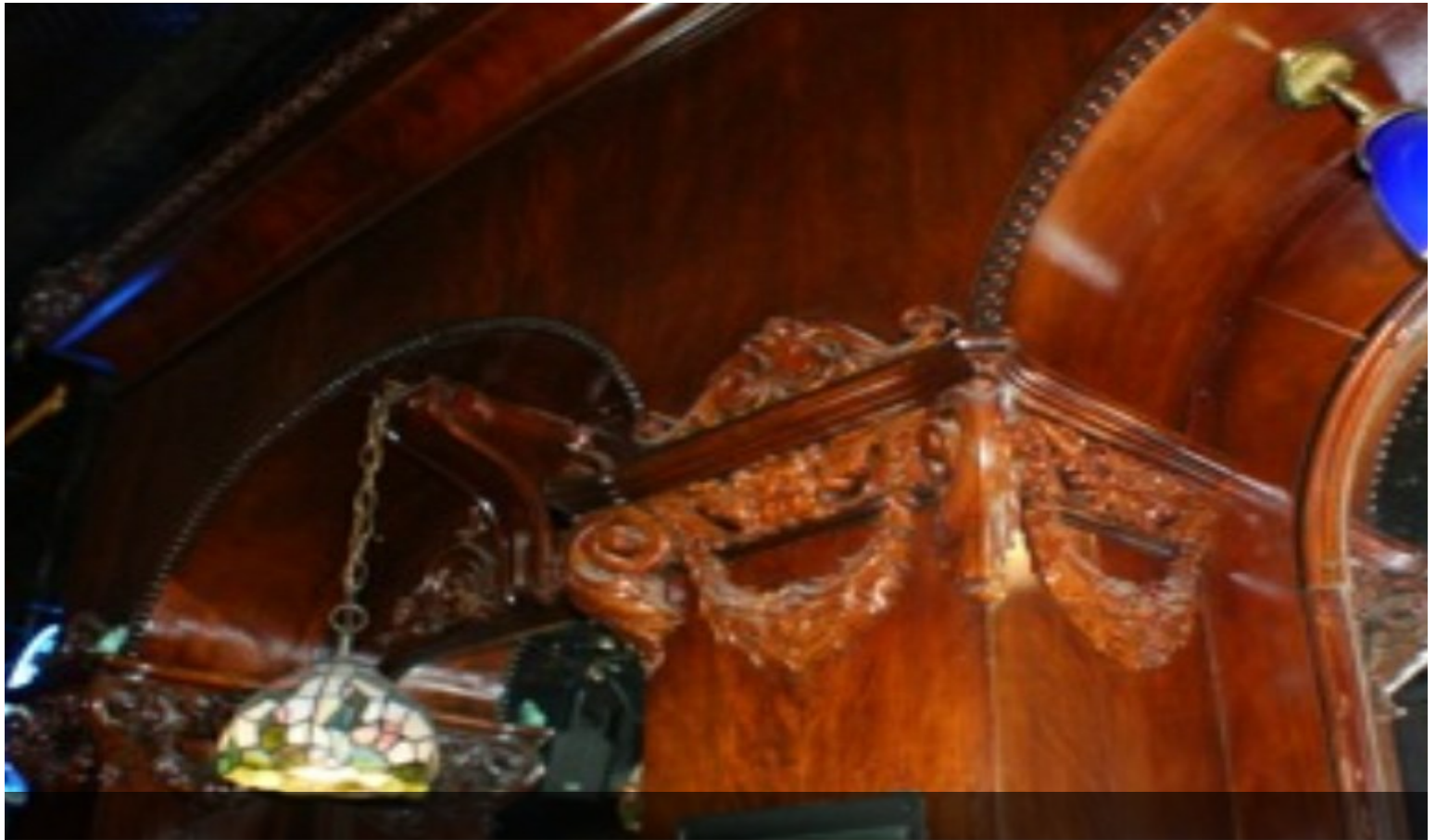
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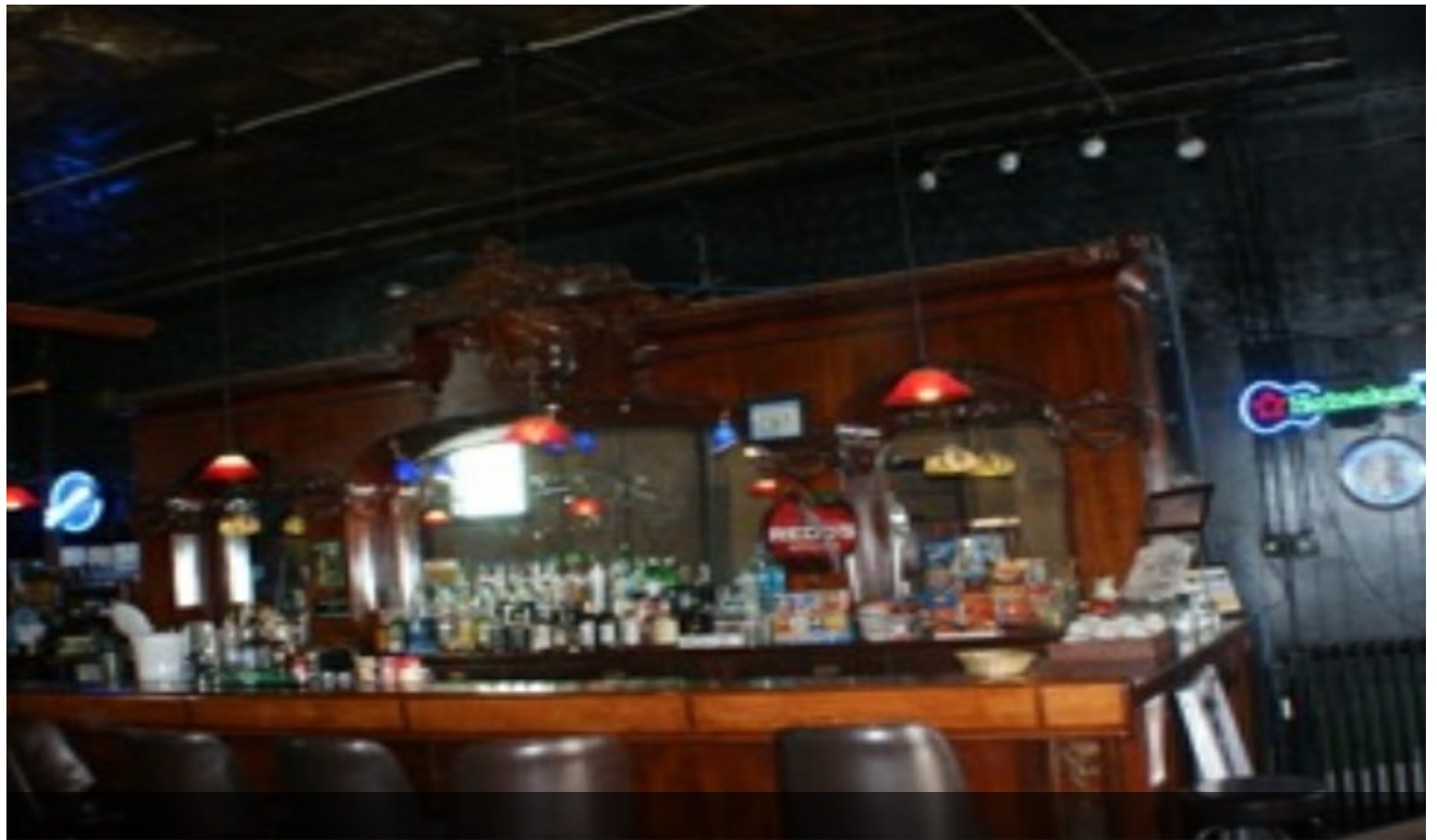
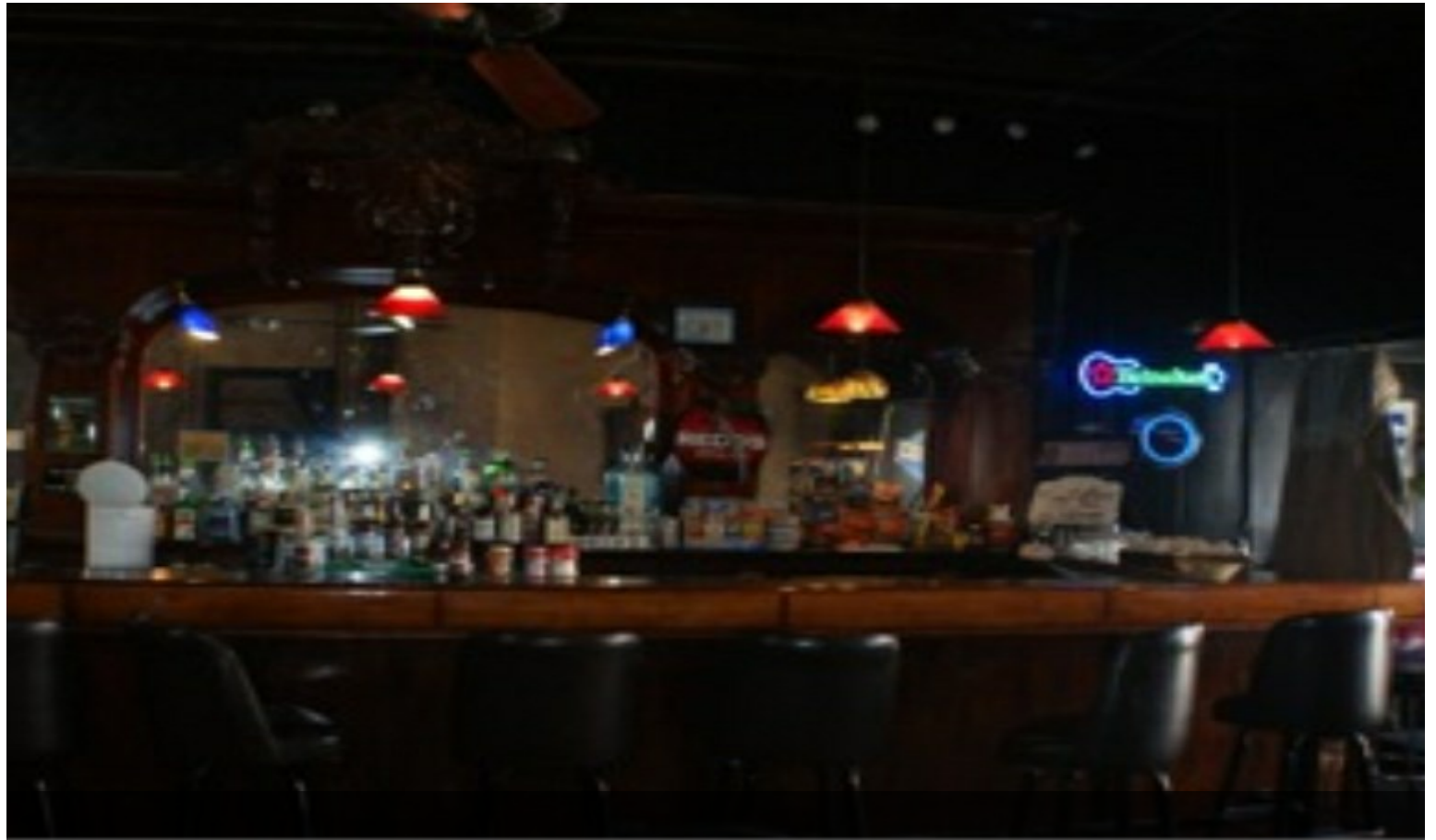
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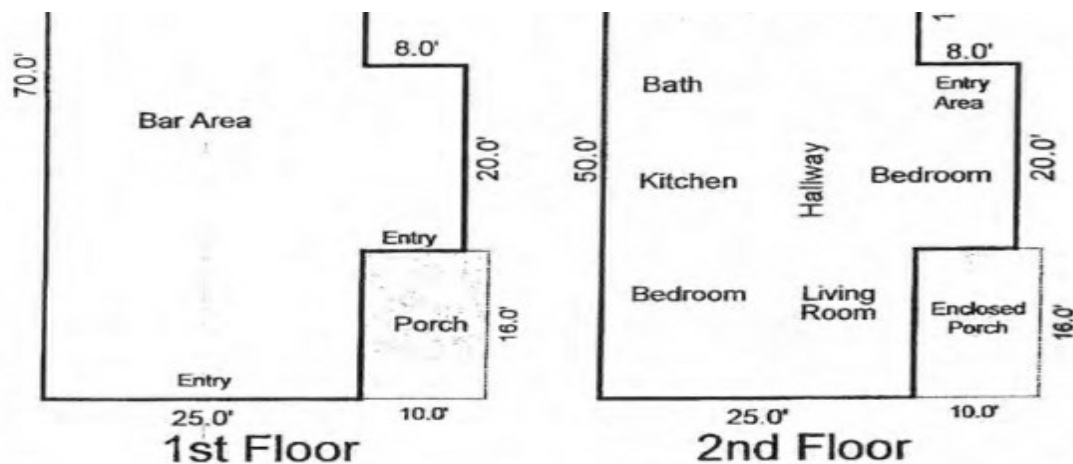
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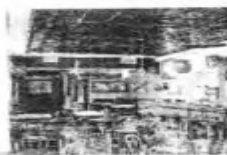
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AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1910.00	1910.00
GLA2	Second Floor	1410.00	1410.00
BSMT	Basement	1910.00	1910.00
P/P	Porch	160.00	
	Enclosed Porch	160.00	320.00
TOTAL LIVABLE		(rounded)	3320

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
8.0 x	20.0	160.00
25.0 x	70.0	1750.00
Second Floor		
8.0 x	20.0	160.00
25.0 x	50.0	1250.00
4 Areas Total (rounded)		3320

3715 WINSTON AVE
COVINGTON KY

1883 ANTIQUE
UNION BRUNSWICK BACK BAR
RESTORED TIN CEILING 1883



Lucille's another view



Kitchen



Outdoor Garden

2nd Floor Condo



Entrance Foyer

Kitchen

Master Bedroom

2nd Bedroom



Office/3rd Bedroom



Exercise Room

Property Photos



**3715 WINSTON AVE
COVINGTON KY**



**1883 ANTIQUE
UNION BRUNSWICK BACK BAR
RESTORED TIN CEILING 1883**

First Floor (Ground)

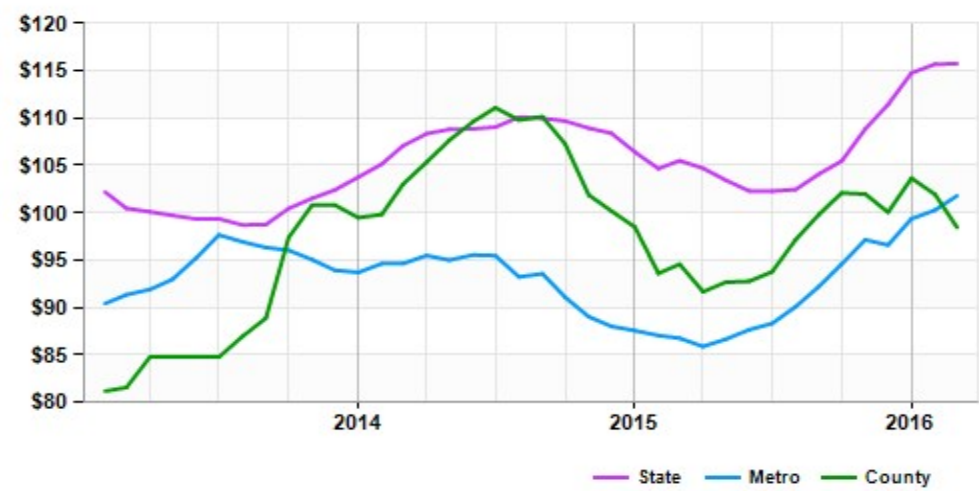
1. 1883 restored tin ceiling with pressed angels in center piece
2. 1883 Mahogany back bar (Union Brunswick made in Germany)
3. 400 amps of electricity all on breakers
4. 8 tons of air conditioning on 1st floor (5 ton unit & 3 ton unit on as needed cycle)
5. Boiler heat throughout the bldg. With coils run into air hanger for blown heat on 1st floor as needed.
6. Women and men's bathroom (2 stalls with handicap access in women's)
7. Privacy fence in back with storage/bar bldg. And "garden".
8. Bldg. freshly painted and roof checked in 1999.
9. Exhaust hood over stove- approved for cooking all foods other than fried foods.
10. On line fire protection system- throughout all bldg.
11. Kitchen- 3-compartment sink, mop sink, stove.
12. Front Bar- all plumbed to basement with Oak bar top and reinforced floor.
13. Fully equipped w/fridge, ice maker, tables chairs, barstools, etc.

Second Floor

1. 3-ton central air with heat. Also boiler heat.
2. Custom wood cabinets with 2 compartment sink.
3. Rookwood fireplace windows over fireplace.
4. French doors with crown molding throughout all rooms.
5. 3 bedrooms, Living room, Solarium, Kitchen with pantry and one full bathroom.
6. Two closets and one walk in closet.

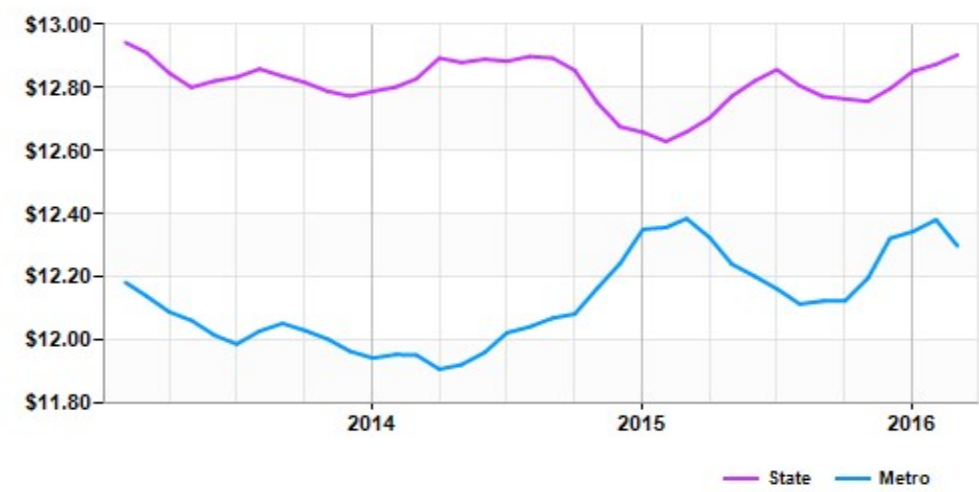
Market Trends

Asking Prices Retail for Sale Covington, KY (\$/SF)



	Mar 16	vs. 3 mo. prior	Y-O-Y
State	\$116	+3.9%	+9.7%
Metro	\$102	+5.4%	+17.3%
County	\$98	-1.6%	+4.1%

Asking Rent Retail for Lease Covington, KY (\$/SF/Year)



	Mar 16	vs. 3 mo. prior	Y-O-Y
State	\$12.90	+0.8%	+1.9%
Metro	\$12.30	-0.2%	-0.7%