



# SWITZER & ASSOCIATES

## SHAWN RITCHEY, CAI

PRINCIPAL BROKER & AUCTIONEER

Home of  
**EVERYBODY'S  
REALTORS &  
AUCTIONEERS**

Serving your  
community since  
1959.

**SHAWN RITCHEY  
CAI**



Cell  
**859-588-0261**

**Switzer & Associates**  
**Shawn Ritchey, CAI**  
Principal Broker  
111 S. Walnut St.  
Cynthiana, KY 41031  
Office  
**859-234-2911**  
**859-234-2912**  
Fax  
**859-234-6697**  
Web-site  
[www.switzerassoc.com](http://www.switzerassoc.com)  
E-mail  
[switzer2911@bellsouth.net](mailto:switzer2911@bellsouth.net)

## 214 Oddville Avenue, Cynthiana KY



**Attention Investors!!!**  
**Fully occupied 4-plex for  
sale!!**  
**\$349,900**

Great investment property!!!  
Fully occupied 4-plex featuring (4) 2 bedroom/1 bath units.  
Nice brick exterior building with separate garage parking for  
tenants. A fantastic opportunity offering steady rental income  
and a low-maintenance easy to manage layout. Each unit  
offers a comfortable living space and is ideal for investors.