

AUCTION

Thursday, Dec. 7th at 10:00 AM

LOCATION: 0 Waterfall Court, Madisonville, KY

From Interstate 69 and Island Ford Road (Hwy 281) in Madisonville, go 2 blocks east to Island Park Drive, then south two blocks, then west on Waterfall Court two blocks to the property. Watch for signs

The Waterfall LLC has authorized Kurtz Auction & Realty Co. to sell the following **regardless of price.**

1.09 ACRE LOT - GENERAL COMMERCIAL

Property amenities

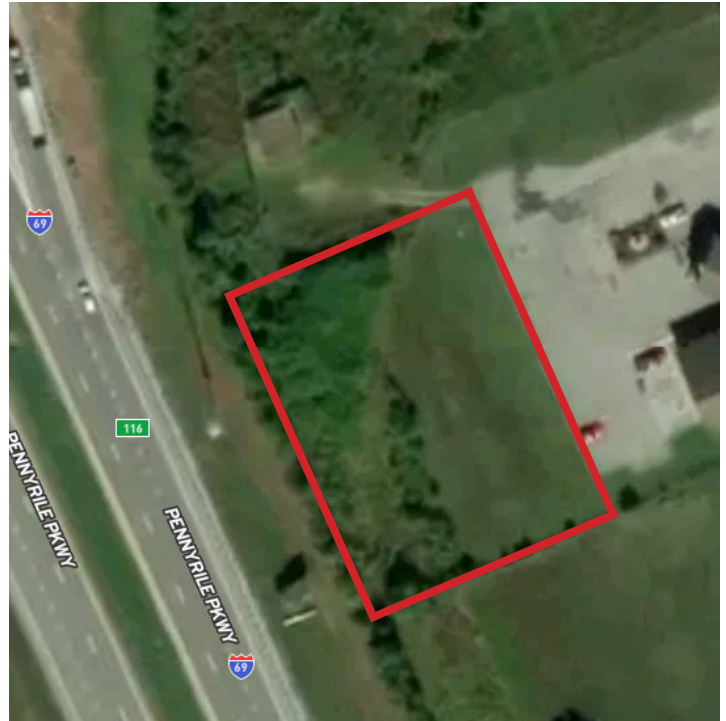
- Located adjacent to Interstate 69
- Utilities available include water, electric, gas and sewer.
- Zoned as general commercial

Permitted uses:

- Commercial, service, office use;
- Civic use;
- Religious institution; and
- Mini-storage facility

Several additional uses permitted through the issuance of a conditional use permit.

If you are looking for a commercial lot in Madisonville Kentucky, look no further. This property would be ideal for a doctor's office, supply or service location, etc. The property sells "regardless of price", so come ready to bid and own this commercial real estate.



Terms: 10% down at the auction, balance on or before January 19th, 2024.

FOR MORE INFORMATION OR TO SEE THE REAL ESTATE VISIT KURTZAUCTION.COM OR CALL DAVID HAWES, AUCTIONEER, 270-929-1211.

Sellers: The Waterfall LLC

800-264-1204

kurtzauction.com

Announcements made at auction take precedence over printed material

2023

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