

# KURTZ

AUCTION & REALTY.

305 Frederica Street  
Owensboro, KY 42301

**TERMS & CONDITIONS:** This property sells subject to a right of first refusal. 10% down at the auction, balance due in 45 days of an accepted contract. Possession with deed, subject to tenants' rights. 2022 property taxes will be prorated.

**AGENT NOTE:** When looking for an investment property in the heart of downtown Owensboro, Kentucky what better opportunity could you find than one of the most historical buildings in town? The Odd Fellows Building stands three stories tall, built in 1890, and has historically been known as a drugstore, restaurant, retail, or specialty store and a professional building for many years! With the amount of square footage and the location downtown, the possibilities are endless. Don't hesitate to give me a call to inquire for more information or schedule a private showing of what may be one of the rarest investment opportunities of the year!



**Contact Auctioneer:**  
Tyler Edge, Kurtz Auction  
(270) 316-6491  
Tyler@kurtzauction.com

# KURTZ

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# AUCTION

Thursday, May 19th, 10:00 AM



## ODD FELLOWS BUILDING

200 West 3rd Street, Owensboro, KY 42301  
Auction Site: Kurtz Parking Lot – 305 Frederica St., Owensboro, KY 42301

# KURTZ

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**PROPERTY FEATURES:**

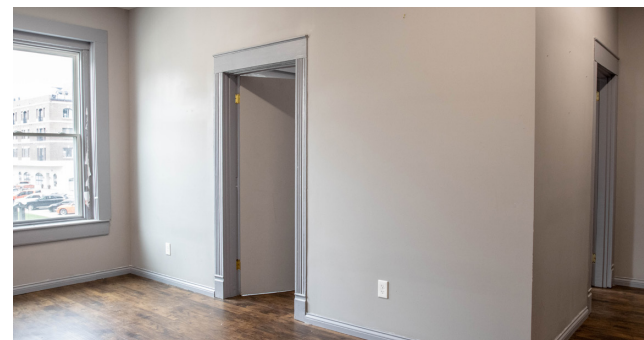
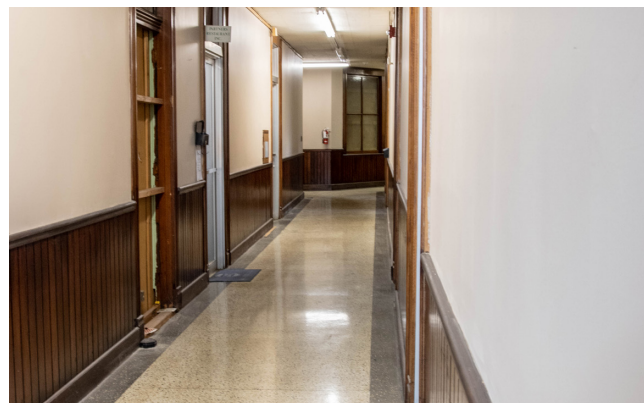
- Three-story brick building zoned B2
- Built in 1890
- 22,255 total sq ft per PVA
- 53 ft of road frontage on West 3<sup>rd</sup> Street and 95 ft on St. Ann Street
- Many replacement windows on each floor
- Elevator access from the 1<sup>st</sup> – 3<sup>rd</sup> floor
- Very successful restaurant tenant

**MAIN LEVEL:**

- Large open concept with 6,270 sq ft per PVA
- Unfinished basement
- 2 bathrooms
- Office
- 2 entrances fronting on W 3<sup>rd</sup> St
- 2 entrances fronting on St. Ann St
- This level has a current tenant/lease
- Current lease income of \$2,740.32 per month

**SECOND LEVEL:** This level consists of mostly professional or office spaces. Some of the area has been updated with flooring and paint.

- 7,185 sq ft per PVA
- Entrance located on W 3<sup>rd</sup> St
- 2 bathrooms



**THIRD LEVEL:** This level consists of a very large open concept with endless possibilities ranging from commercial to residential!

- 7,185 sq ft per PVA
- Entrance located on W 3<sup>rd</sup> St
- Kitchen area
- 1 bathroom

**PREVIEW DAY:**  
Thursday, May 5th from  
11:00 AM – 1:00 PM



**206 W. 3RD STREET:**

- This building consists of an open concept with 1/2 office areas, kitchen area, and bathroom.
- 1,615 sq ft per PVA with an entrance fronting on W 3<sup>rd</sup> St



**FOR MORE INFORMATION OR PHOTOS VISIT [KURTZAUCION.COM](http://KURTZAUCION.COM)  
OR CONTACT TYLER EDGE, AUCTIONEER, AT 270-316-6491**