

AUCTION

Wednesday, December 15th at 10:00 AM

Location: 1201 Frederica Street, Owensboro, KY. Located on the corner of 12th and Frederica Street, just north of CVS. Watch for signs!

Since I am retiring, Kurtz Auction & Realty has been authorized to sell the following **REGARDLESS OF PRICE:**

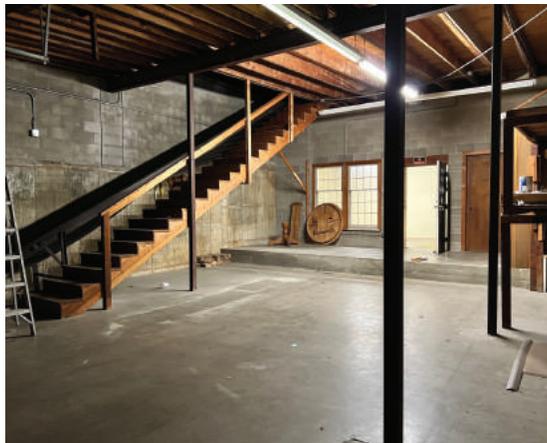
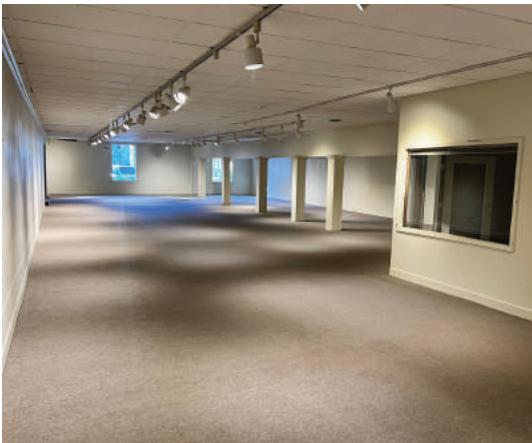
LARGE COMMERCIAL BUILDING 20,650 TOTAL SQUARE FEET



Property Features:

- Large showroom
- Office area
- Break room
- Two restrooms
- Reception area
- Expansive upstairs storage
- Loading dock
- Three phase electric
- Zoned B-4

Auctioneers Note: Don't miss this rare opportunity to own a large commercial building in the heart of Owensboro. Extensive remodel completed within the last 5 years to include replacing two of the HVAC units. This property was previously utilized as a furniture store, but with the zoning, location and square footage the sky is the limit. The seller has agreed to sell this property **REGARDLESS OF PRICE** so mark your calendar and be prepared to buy!



For more information go to kurtzauction.com or to see the real estate call Clay Taylor, Auctioneer

Real Estate Terms: 10% down at the auction, balance due on or before January 31st, 2022. Possession with deed. 2021 property taxes will be paid by the seller.

Owner: Scott Browning

800-264-1204
kurtzauction.com

Announcements made at auction take precedence over printed material

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