

**WEST SIDE COMMERCIAL  
BUILDING AND HOME**

**THURS. NOV. 12TH, AT NOON**

**AUCTION**

Location: 3033-3035 W. Maryland Street, Evansville, IN. near Harmony Way across from the Hilltop.  
Directions: From the Lloyd Expressway on the west side turn north on St. Joseph Ave. for 1/2 mile, then west on W. Maryland 1/2 mile to the property on the right. Watch for our signs!

Ziemer Funeral Home has authorized Kurtz Auction & Realty Co. to sell the following:

**COMMERCIAL BUILDING  
WITH UPSTAIRS LIVING QUARTERS**

**4,925 sq. ft.**

**3033 W. Maryland Street**

**Large .44-acre  
lot with ample  
parking**



**Main Level**

**Upper Level**

- 2,893 sq. ft. on this level
- Large open area with temporary partitions
- Two restrooms and kitchenette
- Central heat and air
- Beautiful stained glass windows & chandeliers
- One bay and two bay drive-thru garages

- 2,032 sq. ft.
- Apartment with large living area
- Foyer and three individual rooms
- Kitchenette with refrigerator
- Full bath

Note: This versatile property, built in 1908, was formerly used as The Bead Angel & a funeral home. The lot is .44 acre, has a large paved area and is zoned C-1, light commercial.

**Open House Dates:**

**Thurs. October 29<sup>th</sup>, 11:30 am-1:00 pm and  
Thurs. November 5<sup>th</sup>, 11:30 am - 1:00 pm**

**HOME & LOT AT 3035 W. MARYLAND**

- 1,091 sq. ft.
- 2 bedrooms
- 1 bath
- Hardwood floors
- Detached garage
- 55 ft. x 203 ft. lot

*For more information go to  
[kurtzauction.com](http://kurtzauction.com) or contact  
**Jason Blue, Auctioneer**  
(Indiana License #10800083) at  
**812-452-3191.***

TERMS: 10% down day of auction, balance due within 45 days. Buyers have ten day prior to auction for lead based paint and other inspections.

**3035 W. Maryland Street**



Seller: Ziemer Funeral Home, Inc.



**KURTZ**

**AUCTION & REALTY CO.**

**812-452-3191  
800-264-1204**

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