

# 19,275 Square Foot Office-Warehouse Facility

## MONDAY, MAY 19<sup>TH</sup> • 5:00 P.M.

*“Scottsville Road & Lovers Lane Area”*



**A Location That Will Be In High Demand For Years To Come**

Because of the high demand for professional office, retail and residential developments in the Lovers Lane area, the best years for this small area of light industrial properties are just ahead. The new four-lane construction of Lover's Lane and this property's proximity to Scottsville Road will create a supply/demand factor that will make it a "sure bet" as far as investments. With a few renovation dollars and property management in place, there is no doubt the returns from this project will be very rewarding in years to come. Plan now to take advantage of this offer. It's a location that will be good for the "long haul". See you sale day!



**12 Light Industrial Office-Warehouse Units Ready To Create A Dynamic Cash Flow For The Next Owner!**

*Several Units Have Second Story Areas*



*All Utilities Paid By Tenants Including Electric, Propane, Natural Gas, Water/Sewage and Garbage Collection*



*Each Unit With Separate Electric Meter*



**\$8,000 to \$10,000 Potential Monthly Income!**

**JOE B. HOUCHENS • CHARLIE HILL • JOE B. HOUCHENS II**

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# AUCTION

*19,275 Square Foot Office -  
Warehouse Facility*

**MON., MAY 19<sup>TH</sup> - 5:00 P.M.**

1052 Searcy Way, Bowling Green, KY  
"Scottsville Rd. & Lovers Lane Area"

**A 7% BUYER'S PREMIUM WILL BE ADDED TO THE LAST BID TO DETERMINE PRICE OF REAL ESTATE ONLY  
TERMS & CONDITIONS**

(1). Ten Percent (10%) down day of sale with execution of the purchase agreement, with balance due on or before June 30th, 2008. (2). Possession of the property shall be given with deed. (3). 2008 property taxes shall be prorated. (4). All property being sold "as is". Complete inspection of all property is encouraged prior to bidding. All sales are final and are not contingent on purchaser being able to secure financing during the contract period. (5). Announcements made day of sale take precedence over all prior advertising. All information gathered for this advertising is from reliable sources and is deemed correct, however, it is not guaranteed. Purchasers should avail themselves of the opportunity to make necessary personal inspection.