

Three Commercial Buildings - 24,000+/- Square Feet Total - On 1.84 Acres

THURSDAY, NOV. 19TH - 4:00 P.M.



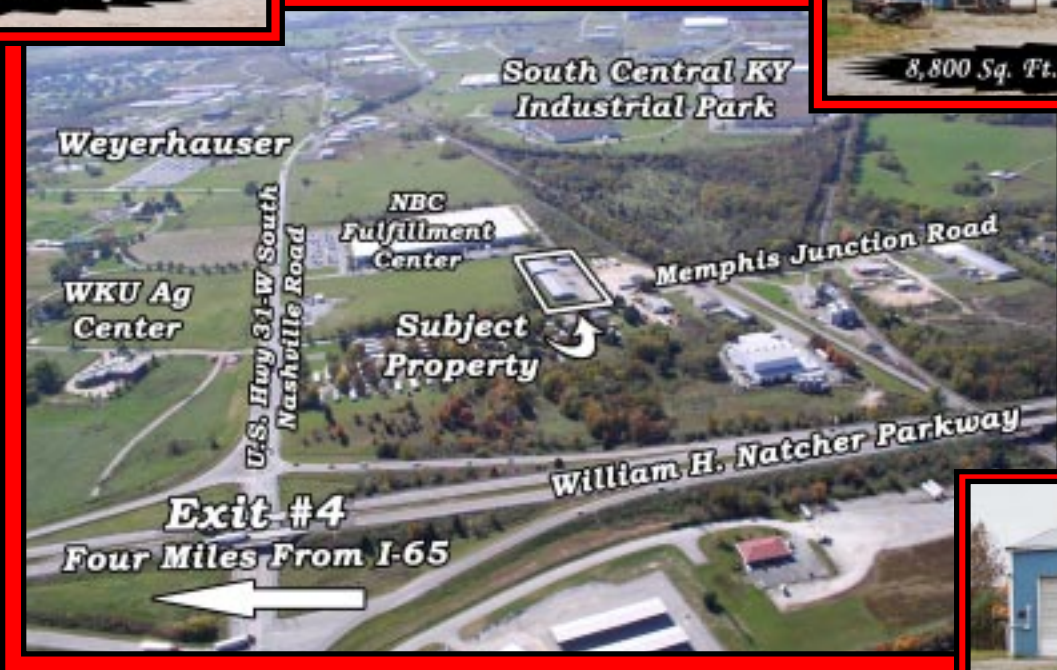
Located In One Of The Best Commercial & Industrial Areas In South Central Kentucky!!!



Easy Access To The Newly Four Laned Nashville Road, Russellville Road, Natcher Parkway & Interstate 65

Outstanding Value Compared To New Construction Or Full Replacement Costs!!!

Light Industrial Zoning



Excellent Opportunity For Owner-Occupied Space With Partial Lease Or A Full Lease For Maximum Investment Returns



Massive amounts of commercial/industrial square footage in a location that is accessible as any in South Central Kentucky! What that accessibility is worth is to anyone's imagination, but it is sure to be a factor whether you are operating a trade that services numerous areas in our region or running a warehouse/distributorship that requires a key location. It may not be new, but site acquisition and construction costs in a new industrial park for a comparable setup will far exceed what your dollars can do for you here. In short, here is a grand opportunity to either grow your business or grow your investment portfolio...the choice is yours. See you sale day!



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AUCTION

Three Commercial Buildings - 24,000 +/-

Square Feet Total - On 1.84 Acres

THURS., NOV. 19 - 4:00 P.M.

1535 Memphis Junction Road
Bowling Green, Kentucky

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

(1). Ten Percent (10%) down day of sale with execution of the purchase agreement, with balance due on or before December 18, 2009. (2). Possession of the property shall be given with deed. (3). 2009 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.