

ABSOLUTE AUCTION

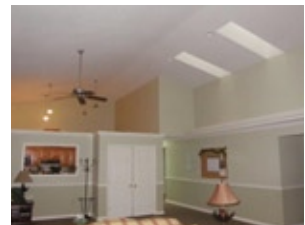


Thursday, Dec. 3rd • 10:07 AM
313 Cool Water Court, Hopkinsville, KY

16 Unit Complex - Lots 8 & 9 • +7831 Sq.Ft.
Fully Sprinkled • All Electric • B2 Zoning

Location: Traveling Hwy 68 Bypass (Eagle Way), turn near Heritage Bank onto LaFayette Dr., turn left onto Burley, then right on Coolwater.

Multi-usable, state of the art, Commercial Building. Features include: +27.5 x 32.7ft Lobby/Gathering Room with vaulted ceiling, sky lights, ceiling fans, can lights, double & single closets; a +22.5 x 12ft Kitchen w/pass thru, triple-bay stainless steel commercial sink, 28ft of hardwood counter top cabinetry and 27ft of wall cabinetry, plus pantry cabinet, Fagor commercial dishwasher & bar-sink; a +13.7 x 13.2ft Dining Room w/hardwood floor, chair-railing & crown molding plus patio doors to a +22 x 11ft concrete Patio; 12 Apartments have Bedroom & Full Shower Baths - typical Bedroom size is approximately 16.8 x 12.4ft and Bath is approximately 8.5 x 6ft; 3 Apartments have an Extra Room for Kitchenette/Dining/Living Room with sink cabinet; 1 Apartment has a Bedroom, Living Room and Full Shower Bath; the Office is +14 x 9ft. Accessory Rooms include: A +8 x 9ft Laundry Room with 9ft counter w/stainless steel sink & cabinet and a +12 x 9ft Handicap Accessible Room with Beauty Shop Facility (shampoo bowl) and Full Shower Bath. Other amenities include: Concrete drive and parking; alarm systems; professional landscaping; .9301 acre; city water & sewer system; built to meet or exceed all Local, State & Federal Codes. Property located in the prestigious Cool Water Court.



Approx. 4 Year Old Building Designed as a State of the Art Assisted Living Facility

Terms of Auction: Terms of Auction: \$90,000.00 deposit in the form of a Cashier's Check day of auction. Balance required within 30 days. A 10% buyer premium will be added to the final bid and included in the total contract price. Realtors participate in this auction by registering customers 24 hours in advance of auction. Call 1-800-307-7653 for details. **Selling under order of US Bankruptcy Court Western District No. 09-50067 Chapter 11. Free and clear of liens, claims and encumbrances.**

Property Previews: Tuesday, Nov. 24 3:07 - 5:07 pm • Monday, Nov. 30 3:07 - 5:07 pm

ROBERT ALEXANDER, CAI
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