

ABSOLUTE AUCTION

Thursday, January 21st • 4:07 PM
2975 Lone Oak Rd., Paducah, KY

*High Traffic
High Visibility
High Potential*

Hwy 45 & Friendship Rd.

Want your business to be seen? Then this outstanding corner location is for you. These corner locations are key locations for future commercial development. A case in point is the CVS Pharmacy across the street, the Walgreens and CVS near Hannan Plaza on Lone Oak Rd., Walgreens on the South Side and many other developed corner key locations. An astute developer brings adjoining property owners together for everyone's gain. This owner has ordered this property sold immediately. His loss is your gain. Approx. 2,767 sq.ft. Under Roof with a $\pm 38.5 \times 34$ ft open 1-post Show Room w/near 40ft of Hwy 45 display windows, drop ceiling and fluorescent lighting. Building was originally set up as a duplex with a separate entry ± 700 sq.ft. Shop (included in total sq. footage), plus there are 2 Restrooms; front and rear commercial entries; storage rooms; offices; like-new Rheem natural gas central heat and air; 200 amp breaker system; city water & sewer and much more.

Terms of Auction: 15% deposit day of auction, balance within 30 days. A 10% buyer premium will be added to the final bid and included in the total contract price.

ROBERT ALEXANDER
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www.rareauctions.com



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