

MULTI-USE COMMERCIAL FACILITY

1432 CAMPBELL LANE - BOWLING GREEN, KY

AT AUCTION

SATURDAY MARCH 24, 2018 10 A.M. CDT

1.25 ACRES - 280 FEET FRONTAGE ON CAMPBELL LANE
200 FEET FRONTAGE ON MERRICK PLACE COURT
ZONED HIGHWAY BUSINESS - ALL UTILITIES
OFFERED IN 3 TRACTS WITH RIGHT OF COMBINATION

ABOUT THE PROPERTY: TRACT #1: IMPROVED WITH A MODERN STUCCO COMMERCIAL BUILDING, APPROXIMATELY 1545 SQ. FT. WITH RECEPTION AREA, 3 OFFICES, RESTROOM, STORAGE AND CENTRAL HEAT AND AIR. 0.55 ACRES FRONTING 120 FEET ON CAMPBELL LANE AND 200 FEET ALONG MERRICK PLACE COURT. THIS TRACT IS A HIGHLY DESIRABLE CORNER LOT. OTHER TRACTS ARE VACANT.

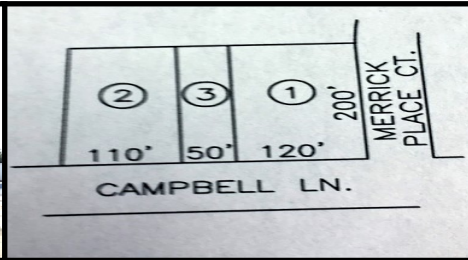
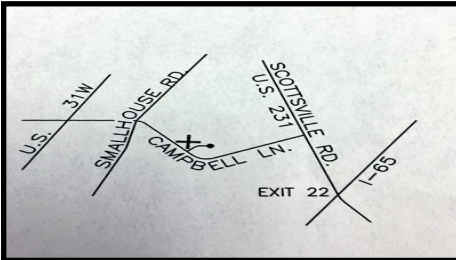
TRACT #2: 0.482 ACRES FRONTING 110 FEET ON CAMPBELL LANE. THIS IS AN EXCELLENT TRACT WITH GREAT VISIBILITY, 200 FEET IN DEPTH.

TRACT #3: 0.229 ACRES FRONTING 50 FEET ALONG CAMPBELL LANE WITH A DEPTH OF 200 FEET. LAYS THE BEST. JOINS TRACTS #1 AND #2.

AUCTIONEERS COMMENTS: THIS PROPERTY IS LOCATED IN A MOST DESIRABLE LOCATION IN THE HEART OF THE SOUTHERN BUSINESS DISTRICT OF BOWLING GREEN, KENTUCKY. THE EXISTING HIGHWAY BUSINESS ZONING ALLOWS MANY USAGES. CAMPBELL LANE CONTINUES TO BE SOME OF THE MOST SOUGHT AFTER REAL ESTATE IN BOWLING GREEN, KENTUCKY. IF YOU ARE LOOKING FOR A PRIME LOCATION FOR YOUR BUSINESS OR JUST A SOLID INVESTMENT BE WITH US SALE DAY TO SEIZE THIS OPPORTUNITY. SALES PERSONNEL AVAILABLE TO SHOW PROPERTY AT YOUR CONVENIENCE.

AUCTION BANNERS POSTED. **TERMS ON REAL ESTATE:** 10% NON-REFUNDABLE DEPOSIT DAY OF SALE. BALANCE WITH GENERAL WARRANTY DEED ON OR BEFORE 30 DAYS. A 7% BUYERS PREMIUM WILL BE ADDED TO FINAL BID TO ESTABLISH CONTRACT PRICE. **2018 TAXES:** PRORATED FROM DELIVERY OF DEED. POSSESSION WITH DEED. REAL ESTATE SELLING AS IS CONDITION. AUCTION COMPANIES ARE NOT RESPONSIBLE FOR ACCIDENTS.

DIRECTIONS TO SALE: FROM INTERSTATE HIGHWAY 65 (EXIT 22), TAKE U.S. HIGHWAY 231 (SCOTTSVILLE ROAD) NORTH 1.5 MILES TO CAMPBELL LANE, TURN LEFT ONTO CAMPBELL LANE FOR 1.0 MILE TO AUCTION OR FROM WILLIAM H. NATCHER PARKWAY (EXIT 6) AND U.S. 31-W, TAKE U.S. 31-W NORTH 1 1/2 MILES TO CAMPBELL LANE, TURN RIGHT AND GO 1.6 MILES TO AUCTION, OR FROM U. S. 31-W BY PASS AND U. S. 231 (SCOTTSVILLE ROAD), TAKE SCOTTSVILLE ROAD 2.4 MILES TO CAMPBELL LANE; TURN RIGHT AND GO 1.0 MILE TO AUCTION. AUCTION BANNERS POSTED



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1218 High Street Bowling Green, KY 42101
 P.O. Drawer 220 Smiths Grove, KY 42171
 TN Firm 16864 TAL 1630



BARRY CLAYPOOL - GRI - BROKER - AUCTIONEER
(270) 843-3366



JAMES COOK - CCIM - BROKER - AUCTIONEER
(270) 792-7205

barry@budgreenup.com

james@bgforsale.com



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