

# 5000 SQ. FT. COMMERCIAL STORE FRONT FACILITY WITH ADDITIONAL 900 SQ.FT. DETACHED GARAGE AT AUCTION - SATURDAY SEPTEMBER 21, 2024 - 10:00 AM 825 BROADWAY AVE. BG, KY - FRONTING 125 FEET WITH ALLEY ACCESS TO THE REAR

**AUCTIONEERS COMMENTS;** THIS COMMERCIAL FACILITY HAS BEEN OPEN AND USED CONTINUOUSLY FROM 1973 UNTIL THE OWNER'S RETIREMENT IN 2024 AS FLOWERS BY SHIRLEY, A FAMILY-OWNED BUSINESS. SINCE THE RETIREMENT OF THE OWNER SHE HAS DECIDED TO AUCTION THIS PROPERTY WITH THE HOPE THAT SOMEONE CAN BE AS SUCCESSFUL AS SHE WAS IN THEIR ENDEAVOR AT THIS LOCATION. THIS PROPERTY HAS NOT BEEN ON THE REAL ESTATE MARKET IN OVER 50 YEARS. BE WITH US ON SALE DAY TO CAPTURE THIS PROPERTY WITH A GREAT LOCATION IN BROADWAY BUSINESS DISTRICT. A PORTION OF THIS FACILITY HAS PREVIOUSLY BEEN RENTED TO OTHERS WITH SEPARATE UTILITIES.

**TERMS AND CONDITIONS OF AUCTION:** 15% NON-REFUNDABLE DOWN PAYMENT DAY OF AUCTION. BALANCE WITH GENERAL WARRANTY DEED ON OR BEFORE 30 DAYS. A 10% BUYER'S PREMIUM WILL BE ADDED TO THE FINAL BID TO ESTABLISH CONTRACT SALE PRICE. THIS SALE IS NOT CONTINGENT ON FINANCING. MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING. **PROPERTY IS SELLING IN AS IS CONDITION.** **TAXES:** 2024 REAL ESTATE TAXES WILL BE PRORATED FROM THE DELIVERY OF DEED. POSSESSION WITH DEED. ANNOUNCEMENTS ON THE DAY OF THE SALE TAKE PRECEDENCE OVER ALL ADVERTISING. AUCTION PERSONNEL AVAILABLE TO SHOW PROPERTY BY APPOINTMENT.

**PROPERTY PREVIEW, SUNDAY SEPTEMBER 7<sup>TH</sup> 2024, 2 PM -4 PM**



**LIVE ON SITE AUCTION  
ADDRESS  
825 BROADWAY AVE  
BOWLING GREEN, KY.**



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