

# AUCTION

# COMMERCIAL PROPERTY

Former body shop location with excellent shop and office space

**Thu. July 22nd  
@ 10:00 AM**



**Zoned I-1 Light Industrial**

## 2006 West 2nd St. US 60 in Owensboro

This property represents a quality location on US 60 in the heart of Owensboro with a daily traffic count of 8900 (2009 GRADD estimate). Formerly the home to a successful body shop operation, the structure includes approx. 1200 square feet of office space, approx. 2300 square feet of shop space, and an excellent paint booth that offers dry times as low as 15 minutes. The shop features two overhead doors measuring 10'x9' and 15'x14' and would be an excellent opportunity for either automotive repair, warehouse, or even inventory space for a retail sales operation. 3 phase electrical service provides for most commercial applications and the property includes two bathrooms and a waiting room.



## ABSOLUTE AUCTION!

MAKE FINANCIAL  
ARRANGEMENTS AND BE  
WITH US PREPARED TO BID  
ON JULY 22ND!

*Details at AllianceAuctions.net*

**TERMS:** The successful buyer will be responsible for making a 10% deposit the day of sale with the balance due at closing within 30 days. Property taxes will be prorated. Property is available for inspection by appointment prior to sale day Call Brad Cecil (270) 929-1595. Announcements made day of sale take precedence over printed materials. Be there to bid on July 22nd at 10:00 AM! Owner: Jacey Properties LLC



**Brad Cecil  
(270) 929-1595**

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Apprentice Auctioneer, Alliance Marketing, LLC  
Broker, Farmer's House Real Estate, LLC



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REAL ESTATE, LLC**