



MULTI-UNIT APARTMENT BUILDING AUCTION

Prime Location Near WKU Campus
100% Occupancy Rate
Moderate Rents – Upside Income Potential

Now is your chance to bid on a prime multi-unit apartment building just steps away from the Western Kentucky University campus and the famous statue of Dr. Henry Hardin Cherry, the school's first president. This income-producing property is the perfect investment opportunity with seven units currently fully-occupied, and the potential of an Airbnb should vacancy arise. Don't wait – come out on auction day and place your bid!



Property Features:

- 6-unit, 2-story apartment, 4,200± sq ft, 51'x210' lot
- Apartments include:
 - 1 BR, 1 BA, living room & kitchen
 - Majority of units have individual HVAC, remaining w/ window units
 - Kitchen storage, electric stoves, refrigerators & dishwashers
 - Individual mail boxes & utility meters
- 1 BR, 1 BA efficiency apartment behind main building
- Coin-operated washer/dryer
- On-site tenant parking behind building
- Street parking also available on 14th St
- Security & entry door system for safety
- Comfortable accommodations
- Common areas
- Basement storage for tenants
- New roof in 2018
- Near the "Top of the Hill"
- Close proximity to downtown Bowling Green

PREVIEW:
MONDAY
NOV 19
1-3 PM

THURS, NOVEMBER 29 • 1 PM CT

AUCTION LOCATION: 1366 COLLEGE ST, BOWLING GREEN, KY 42101



**Heartland Realty
& Auction LLC**

Brokers/Auctioneers:
Ron Kirby, Jr., CAI, AARE, CES, UCMA & Chris Gravil, UCMA
Apprentice Auctioneers: Kyle Kepley & Jeff Britt

270-783-3000 • UCHeartlandAuctions.com

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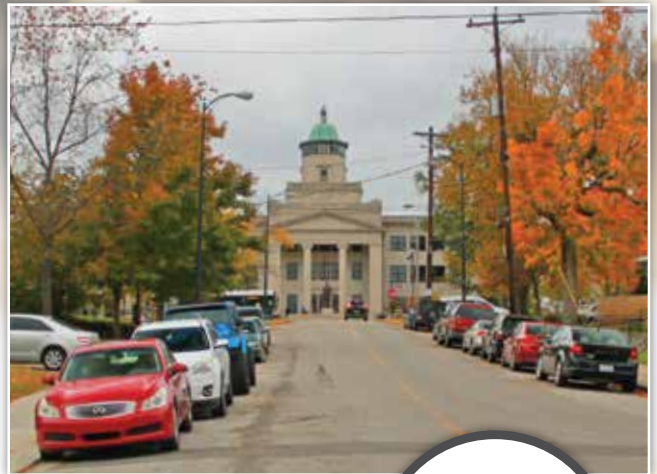
Terms & Conditions: 10% down on sale day w/ balance due on or before January 11, 2019. Possession w/ delivery of deed, taxes and rents to be prorated at closing. A 7% buyer's premium will be added to the final bid price to establish the real estate sales and purchase contract selling price. Purchaser will be required to sign a lead base paint waiver on sale day. Property is selling "As Is" and there are no contingencies whatsoever, including financing, appraisals or inspections. We encourage your due diligence, prior to bidding. For income and lease information contact Ron or Chris. Announcements made sale day take precedence. Franchise office independently owned and operated.



THURS, NOV 29 • 1 PM CT

Auction Location: 1366 College St, Bowling Green, KY 42101

905 Lovers Lane, Suite 300
Bowling Green, KY 42103



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