

# AUCTION

30 UNIT MINI-WAREHOUSE

1932<sub>SQ FT</sub> OFFICE/RETAIL

**OCTOBER 4, 2007 @ 10:00AM**

**306 SOUTH CEDAR ST. LAGRANGE, KY 40031**  
(adjoins Save-a-Lot Market in LaGrange Square)

**Zoned C-3 E-Z Access & Parking**

Inspections: Sept 18 & 23 2:00-5:00pm or by appointment



**Mini-Warehouse in downtown LaGrange! 24 units (plus six more that have been blocked to expand retail/office area) provide immediate cash flow. Retail/Office has nearly 2000 square feet. This can be a true cash-cow.**



Terms: \$15,000 official bank check in-hand prior to auction. Winning bidder will pay \$15,000 as down payment. Closing within 30 days. Although property appears to be in very good condition, it is being offered AS-IS. Some units may not be accessible for inspection. Current leases will be honored by new owner. List of units with dates of expiration available upon request. Announcements day of auction take precedent. This is a reserve auction; however, reserve is estimated to be approximately \$100,000 below expected market value. Absentee & Remote bids may be accepted with pre-auction approval.



**BEST BID AUCTIONS**

Tom Cox, Auctioneer/Broker

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