

ABSOLUTE AUCTION

PRIME COMMERCIAL PROPERTY: 17.45 ACRES (OFFERED IN 5 TRACTS)

FRIDAY, MAY 18, 2018 – 1:00 P.M.

550 WHITLEY STREET, LONDON, KY

**LIVE
ONSITE
AUCTION**

**EXCEPTIONAL
LOCATION IN
THE CITY OF
LONDON**

DIRECTIONS: From I-75 Exit 38 in London, Ky, follow Hwy 192 / Bypass east 1 mile and turn left onto Whitley Street. Go ¼ mile to the property on right, across from Laurel County Health Department. Auction signs are posted.

DESCRIPTION: This premiere commercial / investment property is strategically positioned on Whitley Street between the London Bypass and downtown London. It offers a rare opportunity to purchase a large commercial parcel in the city limits. The property is zoned C-2 and features hundreds of feet of frontage along Whitley Street and Hampton Road. It has access to all major city utilities including sewer, water, cable television, high speed internet and KU electricity.



www.fordbrothersinc.com

606-878-7111 • 800-526-1637

TERMS: 10% down day of auction, balance due in full within 30 days.

BUYER'S PREMIUM: A 10% Buyers Premium will be added to the high bids to determine the final sale price.

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The property will be offered in 5 tracts and in combinations of tracts at Ford Brothers' Multi-Parcel auction. Tract descriptions are as follows:

- Lot 1:** 1.23 acres with 166 feet of frontage along Whitley Street.
- Lot 2:** 1.08 acres with 150 feet of frontage along Whitley Street.
- Lot 3:** Corner lot measuring 1 acre with 177 feet of frontage along Whitley Street and 213 feet of frontage along Hampton Road.
- Lot 4:** 7.3 acres with 154 feet of frontage along Hampton Road.
- Lot 5:** 6.83 acres with 220 feet along Hampton Road.



This property is ideal for a wide variety of commercial uses. It is located within a ¼ mile radius of fast food restaurants, office complexes, retail stores, convenient stores and other types of businesses.

Contact Ward Stokes, Mike Hacker or Traci Maxey at Cumberland Valley National Bank at (606) 878-7010 for special financing and pre-qualification.

For a detailed description, video and a complete list of terms, view our website at www.fordbrothersinc.com.



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AUCTIONEER / BROKER / SELLER DISCLAIMER: The information contained herein is believed to be correct to the best of the auctioneer's knowledge. The information is being provided for the bidder's convenience and it is the bidder's responsibility to determine the information contained herein is accurate and complete. The properties are selling in their as-is condition with no warranties expressed or implied.



64 Keavy Road, Suite 1
London, KY 40744

Devin Ford, Auctioneer
Gerald Wells, Apprentice Auctioneer
Rhonda Smith, Apprentice Auctioneer
Eugene McCowan, Apprentice Auctioneer
Joe Gill, Auctioneer

Billy Wayne Bryant, Auctioneer
Justin Clontz, Apprentice Auctioneer
Tammy Wells, Apprentice Auctioneer
Scott Griffie, Apprentice Auctioneer
Sharon Bengel, Apprentice Auctioneer



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