



AUCTION

1260
Woodhurst Street
Bowling Green, KY

ONSITE and SIMULCAST ONLINE AUCTION

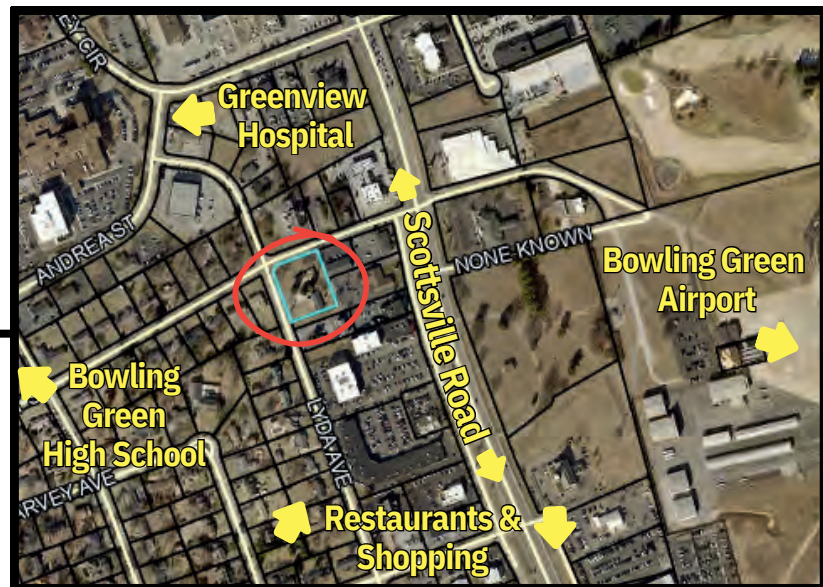
UNBEATABLE CORNER LOCATION, TWO LOTS both with "COMMERCIAL" FLUM Designations!
Centrally located in Bowling Green. Reasonable walking distance to multiple restaurants, Tristar Greenview Hospital, Bowling Green High School, Bowling Green-Warren County Regional Airport, and MORE! Surrounded by zoned businesses. **Amazing Residential or Commercial Potential!**



Tract 1 -
Corner lot on Woodhurst Street and Lyda Ave. 2396 sq ft (per PVA) brick Home



Tract 2 -
Adjoining lot with Single Family Home on Lyda Ave



***Investment example: If Tract 2 rezoned to General Business, this tract could allow for a fourplex to be built in addition to the current residence being converted to a duplex, Creating SIX units of rental income from this lot alone!**

ONLINE BIDDING BEGINS JUNE 11th

Open House - Thursday June 18th 5:00PM to 6:30PM

Thursday June 25th 5:30PM CST

(On June 25th, the online bidding will combine with the onsite, in-person bidding)



For more info call **Steve Cherry (270-392-5258)** or

Tracey Esters (270-202-7063).



For further auction information visit: www.ProgressiveAuctionGroup.com



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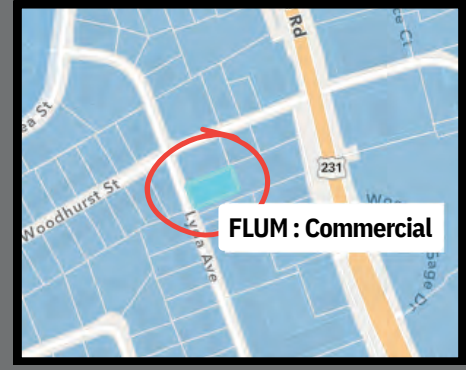
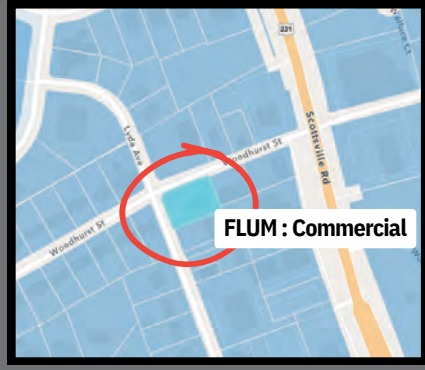


Current Zoning:



FUTURE LAND USE:

“COMMERCIAL”



Residential Today, Commercial Potential Tomorrow - Don't miss this opportunity!

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