

ONLINE ONLY AUCTION

413 N DIXIE HWY - CAVE CITY, KY

BIDDING BEGINS:

SATURDAY

JAN 18TH @ 10AM

BIDDING WILL BEGIN TO CLOSE:

JAN

TUESDAY

28TH
5:30 PM

EXTENDED BIDDING:

SEE INDIVIDUAL ITEMS FOR EXACT CLOSING TIMES. THIS IS A TIMED AUCTION. IF A BID IS PLACED IN THE LAST TWO MINUTES THE AUCTION WILL AUTOMATICALLY EXTEND FOR AN ADDITIONAL TWO MINUTES.

*** READ ALL TERMS BEFORE BIDDING ***

ALL BIDDERS MUST REGISTER ONLINE WITH A CREDIT CARD. REAL ESTATE- 15% NON REFUNDABLE DEPOSIT DUE WITHIN 24 HRS OF AUCTION ENDING. BALANCE DUE ON OR BEFORE 30 DAYS. **10% BUYERS PREMIUM ON REAL ESTATE.** POSSESSION WITH DEED. 2024 TAXES PRORATED AT CLOSING. ALL ITEMS SELLING AS-IS WHERE-IS WITH NO WARRANTY EXPRESSED OR IMPLIED. ALL ANNOUNCEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE OVER ALL ADVERTISEMENTS. SELLERS NOR AGENT RESPONSIBLE FOR ACCIDENTS.

CHRIS' AUTO TECH AND COLLISION



ATTENTION ALL CAR ENTHUSIASTS, MECHANICS, AND BUSINESS OWNERS! HERE IS YOUR OPPORTUNITY TO OWN SOME COMMERCIAL LAND IN DOWNTOWN CAVE CITY, KY. ONLY 20 MILES AWAY FROM BOWLING GREEN, 35 MILES FROM ELIZABETHTOWN, AND 10 MINUTES FROM MAMMOTH CAVE NATIONAL PARK. DON'T MISS OUT ON THE CHANCE TO BID ON A FULLY EQUIPPED, BUT NOT LIMITED TO, CAR MECHANIC SHOP IN CAVE CITY, KY! THIS AUCTION WOULD BE IDEAL FOR MECHANICS LOOKING TO EXPAND OR START THEIR OWN SHOP. ALSO, SOMEONE LOOKING TO EXPAND THEIR PORTFOLIO WITH A STOREFRONT IN A PRIME LOCATION THAT HAS HAD AN ESTABLISHED BUSINESS.



COMMERCIAL PROPERTY: PRIME LOCATION WITH HIGH VISIBILITY AND EASY ACCESS. INCLUDES THE FULLY OPERATIONAL 4,300+/- SQFT SHOP SPACE WITH SERVICE BAYS AND A 3 UNIT APARTMENT.



MILLS

REAL ESTATE & AUCTION CO. LLC

SCOTTSVILLE - GAMALIEL - GLASGOW

Russell Mills

Auctioneer

270-237-7625

270-618-7800

Sandy Mills

Broker/Realtor

270-618-9560



FOR MORE INFO CALL AUCTIONEERS:

BLAKE RYAN, 270-766-7908, BRENTON RYAN, 270-766-8926, JESSE MUSE, 270-670-9333

REFERRAL AGENT:

JEFF HINKLEY, 270-646-5962

WWW.RSMILLSAUCTIONS.COM