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 **irdwhistell** Realty & Auction Co.



1145 Alton Rd, Lawrenceburg, KY40342

Bedrooms: Bathrooms:
 Price: \$425,000.00
 Square Footage:
 MLS#: 1714513

We are NOT closing our doors! We simply have chosen to change locations where we conduct auctions. This commercial property has been used as an auction center but offers both retail or light industrial potential with it's high traffic count, location, high visibility, interior design offering both office space, approximately 5,800 sq. ft. of heated/air conditioned open floor space suitable for warehousing or alternate uses, and high ceilings with 2 overhead doors for loading. Warehouse features R31 insulation in the ceiling, R25 in the walls, 2 5 ton Commercial HVAC units, 2 efficient ceiling fans, Handicap accessible restrooms. Will also consider a lease option to purchase or a 3 yr. minimum lease. Property is not available for occupancy or lease until September 1, 2017. Also included is a 3000 Sq. Ft. Storage Building with 5 Divided Bays with Chain Link Fence & Gates, Each unit has Elec. 50 Amp Plug, 30 Amp Plug and 110 V-20 Amp, Gravel Floors, Owner/Agent

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