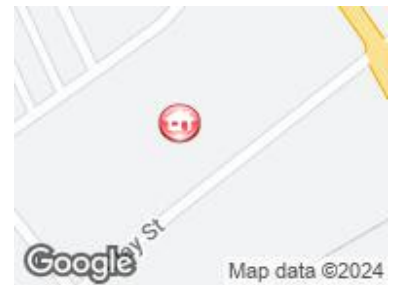


LISTING INFO



Originating MLS SCKY
Class Commercial
Status Active
Status Date 11/20/2023
Auction Y/N No
DOM 45
Days On MLS 45
Sale/Rent For Sale
Agent Hit Count 28
Client Hit Count 4

MLS # SC45019
Type Commercial



LIST AGENT/OFFICE

List Agent Lorie Hernandez - 270-404-6624
List Office eXp Realty LLC - 888-624-6448
Co List Agent David K Tarter - Cell: 270-781-8601
Co-List Office Tarter Real Estate & Auction - Offc: 270-781-0001
Input Board SCKY
Apx Total Area SqFt 7,320

GENERAL INFORMATION

Original Price	\$1,700,000	List Price	\$1,700,000
List Date	11/20/2023	Subdivision	None
Address	617 Clay Street	Area	BG North
County	Warren	State	KY
City	Bowling Green	Acreage Source	PVA
Zip	42104	Deed Book/Page	975/224
Apx Acreage	1.80	Apx Warehouse Area SqFt	6,320
Price Per Acre	\$944,444	SqFt Source	PVA
Parcel ID/Tax ID	039B-02-005	Current Use 2	None
Apx Year Built	1964	Business Only Y/N	No
Apx Office Area SqFt	1,000	# Buildings	2
Current Use 1	Warehouse		
Current Use 3	None		
Business Included Y/N	No		

MISC INFORMATION

Listing Type	Exclusive Right to Sell	BAC	3%
VOW Internet Display	Yes	IDX Include	Y
Display Address	Yes	Display Comment	Yes
Display AVM	Yes		
Associated Document Count	0		
Doc Manager	0		
Picture Count	9		
Hotsheet Date	11/20/2023		
Input Date	11/20/2023 4:53 PM		
Input Date	11/20/2023 4:53 PM		
Price Date	11/20/2023		
Update Date	12/4/2023 9:21 AM		
Update Date	12/4/2023		
Geocode Quality	Exact Match		

REMARKS

Directions GPS
Remarks Fully operable feed mill with bins and large warehouse. The total space includes 7320 sq ft with approximately 6000+- sq ft in warehouse storage. Property could be used for another business. The business is located in a highly desirable area, lots of opportunity with 1.8 acres of prime commercial real estate. 484,000 bushel storage Qty-3 @ 30,000 Qty-3 @ 45,000 Qty-2 @ 55,000 Qty-3 @ 10,000 Qty-1 @ 70,000
Private Remarks Office is the only area with heat & air steel walls as well as paneling 800 amp service Back left corner has an easement

FEATURES

BASEMENT	DISABILITY ACCESS	CEILING HEIGHT	UTILITIES
None	None	7 - 10 Feet	3 Phase Electric
FOUNDATION	FLOORS	15 - 20 Feet	Cable
Slab	Concrete	PARKING SPACE	Electric at Site

FEATURES

ROOFING

Metal

EXTERIOR/CONSTRUCTION

Brick

AIR CONDITIONING

Other-See Remarks

WATER HEATER

Electric

Other-See Remarks

WATER

City

HEATING

Other-See Remarks

HEAT SOURCE

Other-See Remarks

SEWER

City

WALLS

Other-See Remarks

Paneling

DOORS AND WINDOWS

Metal Frame

DOCK/OVERHEAD DOOR DIM

Oth-Office Lease-See Rmks

DOCK/OVERHEAD DOOR TYPE

Manual

AMENITIES

Restroom-Private

ACCESS

City Street

INTERIOR FEATURES

Finished

Office Space

On Site

ROAD SURFACE

Paved

LOCATION FEATURES

Other-See Remarks

MISCELLANEOUS

City Gas

FENCE

Other-See Remarks

SALE/LEASE INCLUDE

Buildings

Business

Equipment

Fixtures

ELECTRICITY

Available-On Property

Garbage-Public

Natural Gas

DOCUMENTS ON FILE

Deed

EASEMENTS

Other-See Remarks

SHOWING INSTRUCTIONS

Appointment Only

LOCKBOX LOCATION

Other-See Remarks

POSSESSION

Negotiable

ADDITIONAL PICTURES

