

# Absolute AUCTION

**“Like-new” Tri-Plex Apartment Building and Lot!  
Saturday, February 23, 2013 • 10:30 a.m. Sharp!**

**500, 502 and 504  
N. 4th St. Danville, KY  
(Approximately 3 blocks North,  
behind Lexington Ave.  
Baptist Church)**



We have been authorized by the owner to sell the above mentioned property to the “highest bidder”. This very nice 3 unit apartment building offers: 2 bedrooms, 1 1/2 baths, kitchen and living room in each unit and is approximately 3 years in age. **Other amenities include:** washer and dryer hook-up and each unit is total electric furnished by K.U., with central heat and air (heat pumps). Off street pebble stone parking spaces, thermo pane windows. The building was built with very low maintenance in mind.

**Auctioneer’s Note:** Folks, this property has very good income and is in walking distance from downtown. It would make any investor a great property to add to their current inventory or also would be one that you could live in 1 unit and let the other two units help make the payment. Look forward to seeing you at the sale! Remember that there is no buyers premium on this sale.

**Terms:** 10% down day of sale, balance due on or before 30 days, 2013 property taxes will be prorated date of deed. All rents for the 3 apartments will be pro-rated and rental agreements and deposits, if any of record, will be passed on to winning bidder at closing. Property sold: “as is where is” with no warranties implied or expressed.

For more information or to take a look at this property call Tony Wilson, Auctioneer at 859-326-2121 or Betsy Wilson, Broker at 859-326-7610. You may also visit - [www.auctionzip.com](http://www.auctionzip.com) to view more pictures and a printable flyer for sale.

**Announcements made day of sale take precedence over written material.**



**WILSON REALTY  
& AUCTION CO.**  
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