

Auction

COMMERCIAL

THIS IS AN ONSITE-ONLINE AUCTION

**20 PARKWAY DR
SOMERSET, KY**

**3.76 SURVEYED ACRES
3 TRACTS - MULTI PAR**

PULASKI CO EXTENSION OFFICE

**LOCATED JUST OFF TIGERS WAY BETWEEN W HWY
80 AND THE 80 BYPASS. 2 STORY COMMERCIAL
BUILDING, 1700 SQ FT BRICK HOUSE AND
BUILDING LOT. ALL ZONED B-2 WITH CITY GAS,
WATER AND SEWER AVAILABLE TO ALL TRACTS**

FRI MAY 23 10AM

**THIS AUCTION WILL BE HELD ON SITE
AT 20 PARKWAY DR OFF TIGERS WAY.
INTERNET BIDDING WILL BE AVAILABLE**

TRACT 1



TRACT 3



TRACT 2



**10% BUYERS PREMIUM -10% DOWN DAY OF SALE/NON REFUNDABLE POSSESSION at
CLOSING - 2025 TAXES PAID by BUYER , ANY ANNOUNCEMENT THE DAY of SALE WILL
TAKE PRECEDENCE OVER ANY PRINTED OR ADVERTISED MATERIAL and INFORMATION
RELEASED. ABSENTEE/PHONE BIDDERS MUST BE APPROVED BY
AUCTION COMPANY 48 HRS PRIOR TO SALE TIME.**



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PROFESSIONALLY SERVING PULASKI COUNTY'S
AUCTION NEEDS FOR 50 YEARS

OUR TOP NOTCH AUCTIONEERS

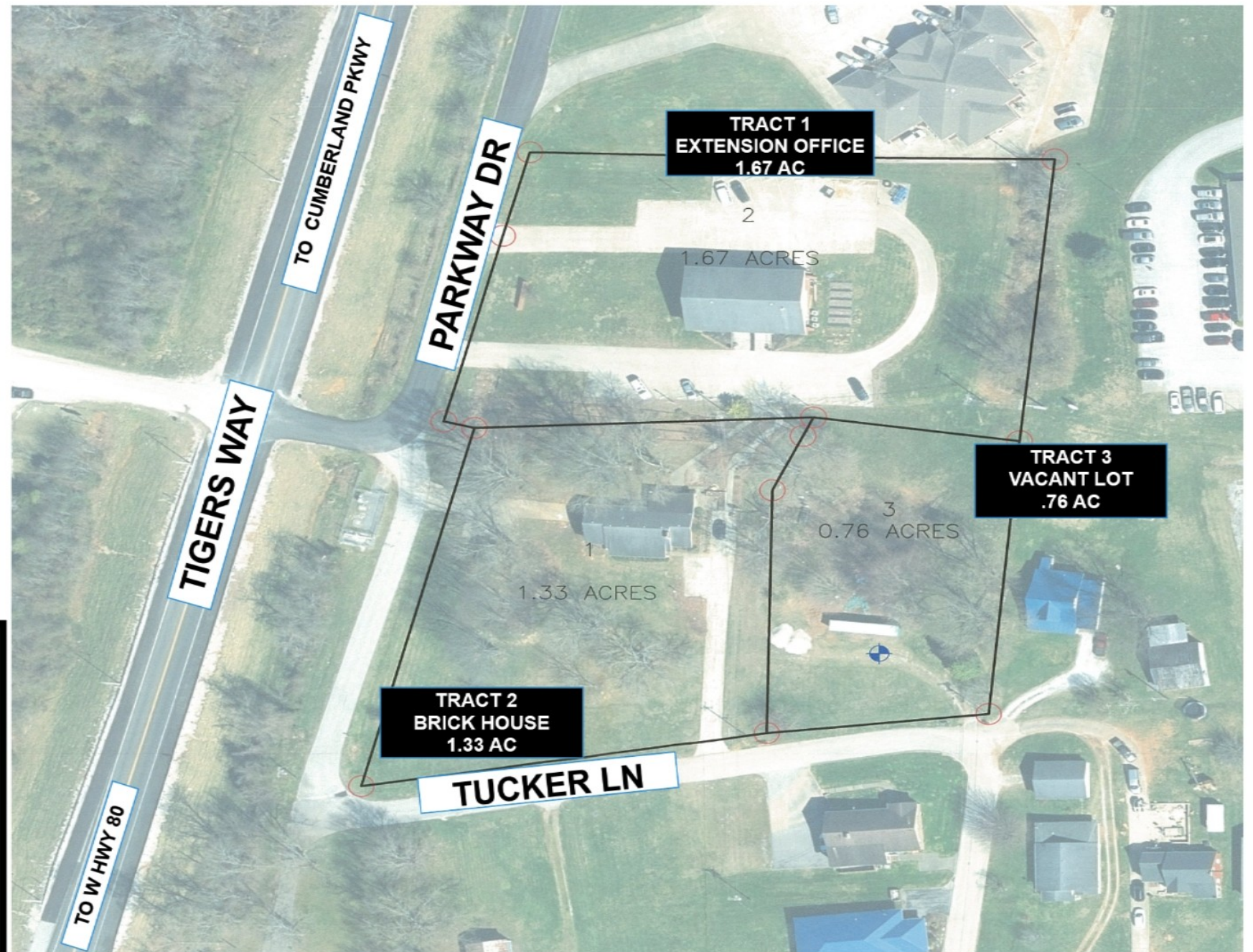
RICK BARKER - SAMUEL RAY GODBY (2022)
TUCKER McALPIN - DOUG WILSON - DEVIN BARKER

OUR DEDICATED AUCTION STAFF

DAVID MACK JUNIOR SUMNER
BILLY BARKER STEPHEN FLYNN(2021)
BOBBY PRATER AMY TUCKER PEGGY TUCKER
LOGAN SUMNER MASON STOUT

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DIRECTIONS:
LOCATED OFF TIGERS WAY
BETWEEN 80 BYPASS AND W HWY
80. ENTER OFF PARKWAY DR OR
TUCKER LN. WATCH FOR SIGNS



**IDEAL LOCATION BETWEEN W HWY 80
AND 80 BYPASS OFF TIGERS WAY AND
TUCKER LANE. HIGH TRAFFIC COUNT.**

ALL TRACTS ZONED B2

**** CITY GAS ****

**** CITY WATER ****

**** CITY SEWER ****

-----TRACT # 1-----

FRONTING ON PARKWAY DR WITH ACCESS OFF TIGERS WAY OR WEST HWY 80. THIS BUILDING, THE FORMER OFFICES OF THE PULASKI COUNTY EXTENSION SERVICE, OFFERS 2 LEVELS AND EACH HAS GROUND LEVEL ENTRANCE FOR TOTAL HANDICAP ACCESSABILITY. EACH FLOOR HAS APPROXIMATELY 2900 SQ FT WITH THE UPPER LEVEL BEING OFFICES AND THE LOWER LEVEL MORE OPEN SPACE FOR MEETING ROOMS. 30+ PARKING SPACES WITH PARKING AND ENTRANCE ON BOTH THE UPPER AND LOWER LEVELS. HIGH TRAFFIC LOCATION AND GREAT ROADWAY VISIBILITY FOR YOUR COMMERCIAL BUSINESS. 1.67 ACRES

-----TRACT #2-----

APPX 1700 SQ FT BRICK HOME ON 1.33 ACRES. FORMERLY A RESIDENCE THAT HAS BEEN USED BY THE EXTENSION OFFICE FOR MEETING ROOMS AND OFFICES. HAS FULL FINISHED BASEMENT WITH HALF BATH AND WASHER DRYER HOOKUP. COULD BE USED FOR COMMERCIAL OR RESIDENTIAL. PROPERTY HAS ENTRANCE OFF TUCKER LN.

-----TRACT #3-----

.76 ACRE TRACT THAT IS ZONED B-2 AND CAN BE USED AS COMMERCIAL OR RESIDENTIAL. ENTRY OFF TUCKER LANE.