

# REAL ESTATE AUCTION

ONLINE: JUNE 8

## 27,400± SF DOWNTOWN OFFICE BUILDING

236 West Main Street, Danville, KY

**Suggested Opening Bid: \$900,000**

*Previously Listed: \$1,600,000*

Prime Location in Central Downtown Danville  
**60% Occupied With Long Term Leases in Place!**

**2016 NOI - \$82,000**

*Immediate Stabilized Income w/ Tremendous Value-Add Potential!*

***Seller Financing Available!***



**ONSITE INSPECTIONS: MAY 24 & 31 FROM 11 AM - 12 PM (ET)**



For Terms of Sale and More Information, Call or Visit our Website:  
**855.755.2300** [HilcoRealEstate.com](http://HilcoRealEstate.com)

Buyer's Premium 6%. In cooperation with Mike Skees KY Broker & James Keith KY Auctioneer.  
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