

ABSOLUTE

AUCTION

Tuesday, May 5th at 10 AM

LOCATION: 525 E 9TH Street.

Located on the corner of E 9th Street and Clay Street, just west of Triplett Street. **Watch for signs**

In help in liquidating the estate, Kurtz Auction & Realty has been authorized to sell the following **regardless of price:**

COMMERCIAL BUILDING WITH UPSTAIRS APARTMENT AND VACANT LOT

525 E 9th Street

- Two story building with basement
- First floor was previously used as retail space featuring 8 open flexible rooms and 2 bathrooms
- Second floor features a renovated apartment with living room, den, family room with bar (could be 4th bedroom and features partially renovated bathroom), eat-in kitchen/dining room combo, 3 bedrooms (including master), 2 baths, laundry room and deck
- Full unfinished basement with tall ceilings
- Parking spaces and access from Bolivar Street and alley
- Zoned B-4 General Business
- 4212 square feet (not including basement)
- New roof, siding, gutters, skylights, and 3 windows



830 Bolivar Street

Offered Separately

- Located on the corner of Bolivar Street and E 9th Street
- 40' x 127' vacant lot
- Zoned I-1 Light Industrial
- View previous variance granted for this property at www.kurtzauction.com



TERMS: 10% down at the auction, balance on or before June 19th, 2026. Possession with deed. 2026 property taxes will be prorated.

**For more information or to see the real estate
visit www.kurtzauction.com or call Clay Taylor, auctioneer.**

OWNER: John Goodman, III

800-264-1204

kurtzauction.com

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