

**HARRIS**  
Real Estate & Auction

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**PREVIEW: MONDAY, MAY 4TH 12-1PM**

**DON'T MISS THIS OPPORTUNITY**

Perfect for:

- Medical or dental practice
- Professional office space
- Investment or rental income
- Redevelopment potential

**ABSOLUTE REAL ESTATE AUCTION**

*Selling to the Highest Bidder – No Reserve*

Thursday, May 14th, 2026 @ 10:00 AM

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**813 POPLAR STREET, BENTON, KY 42025 • AUCTION HELD ON SITE**

Prime commercial opportunity located on a high-visibility corner lot in Benton! This solid brick building offers 2,844+/- square feet and sits on a 0.35+/- acre lot. Formerly utilized as a doctor's office, the property is ideally suited for continued medical, dental, or professional use. With paved parking, excellent accessibility, and a functional layout, this property is ready for immediate occupancy or redevelopment.

## PROPERTY HIGHLIGHTS

- 2,844+/- Sq Ft Brick Building
- 0.35+/- Acre Corner Lot
- Former Doctor's Office
- High Visibility Location
- Large Asphalt Parking Area
- Covered Front Entrance with Columns
- Detached Storage Building
- Multiple Entry Points
- City Utilities Available



THURSDAY, MAY 14TH, 2026 @ 10:00 AM



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## Selling to the Highest Bidder – No Reserve



## IMPROVEMENTS & LAYOUT

- Welcoming reception and waiting area
- Multiple exam rooms/offices
- Private offices and consultation spaces
- Breakroom/kitchen area with cabinetry
- Storage rooms and built-ins throughout
- Restroom facilities
- Dedicated work/prep areas

Designed for efficiency and workflow, the building offers a practical and adaptable layout.

Interior features a mix of carpet, tile, and wood finishes, providing a solid foundation for updates or immediate use.



## EXTERIOR FEATURES

- Spacious paved parking lot
- Excellent corner lot access & visibility
- Additional side street access
- Detached outbuilding for storage



## TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered in 1 individual tract.

**BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the final bid price and included in the total purchase contract price.

**DOWN PAYMENT:** 15% of the contract sales price as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

**CLOSING:** The balance of the purchase price is due at closing, which shall take place within 30 days from auction date.

**POSSESSION:** At closing, with cash balance paid in full.

**REAL ESTATE TAXES:** Shall be prorated to the date of closing.

**SURVEY:** Property selling by the current deed.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL**

TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections investigations, inquires, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

**NEW DATA, CORRECTIONS, AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

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