

Nicholasville, KY Dental Condo (Lexington Metro)

Auction Date & Time: Wednesday, July 17 @ 10 AM

Open Inspection: Tuesday, July 2 from 11 AM - 2 PM

General Property Details	
Address	230 N Plaza Drive, Unit 230, Nicholasville, KY 40356
Zoning	B-1 (Central Business District)
Parcel Number	057-00-00-019.08
Case Number	19-CI-00078
Unit Size	2,135 square feet per PVA & Recorded Horizontal Regime Plat
Year Built	2007
HVAC Type	Central Air / Forced Heat (3 Zones)
Parking Lot	Paved Asphalt
Name of Development	Metcalf Office Park Condominiums
Percentage of Ownership	25.957% (See Section 2.2 (d) of the Master Deed)
Maintenance Obligations	See Article 4 of the Master Deed.
Condo Assessments	None since 2014, but association has right to charge 25.957%.
Assessed Tax Value	\$225,000 (2019)
Annual Taxes	\$2,371.50 (2018 Gross Tax Amount)
MC Appraised Value	\$235,000 (2/3 required to waive redemption rights = \$156,666.66)
Appraisal Date	6/26/19
Other Pertinent Data	2 Private Procedure Rooms
	2 Two-Station Exam Rooms
	2 Offices (1 Private Dr. Office with Private Restroom)
	1 Lab / Sterilization Room
	1 Stand-up X-Ray Cubby
	1 Breakroom
	3 Total Restrooms (1 Patient, 1 Employee, 1 Dr. in private office)
	Nitrous/Oxygen, Compressor/Vac & Washer/Dryer Closets

General Auction Terms	
Master Commissioner	Ellen Miller
Required Down Payment	Cash in full or 10% with a Master Commissioner Issued Bond.
Closing Time	30 days.
Tax Administration	Buyer responsible for 2019 taxes and those going forward.
Buyer's Premium	No Buyer's Premium charged on KY Master Commissioner Auctions