

# PUBLIC AUCTION

**Elverson Area**

**Commercial Bldg w/2<sup>nd</sup> Floor Living Area on 2.8 Acres**

**HH Goods, Computer & Cell Phone Accessories**

**Thursday, June 18, 2009 @ 4:00PM RE sold @ 6:00PM**

**2664 Ridge Rd (Rt.23), Elverson, Pa**

**Warwick Twp. Chester Co. Owen J. Roberts School District**

**Directions: Along Rt. 23 approximately 3 miles east of Elverson.**



**Real Estate Consists of: Stucco & Vinyl Commercial Building: 1<sup>st</sup> Floor Commercial Store Front w/1016 Sq. Ft.** has picture windows, track lighting, built-in shelves, counter tops & cabinets. **1<sup>st</sup> Floor Commercial 20'x38' Space** has insulated shop/warehouse w/built-in shelves, cabinets, propane heaters, & 14' overhead door w/elec. opener.

**2<sup>nd</sup> Floor 880 Sq. Ft. Living Area** has kitchen w/elec. range & D/W; living room; dining /rec room; bedroom & full bath w/laundry. Oil hot air heat w/2- 275 gal. oil tanks, 2 window A/C units, on site well & on site septic.

**Outbuildings include: 46'x15' Canopy Structure & 12'x24' Storage Shed**

**Note:** 388' of road frontage along Rt. 23. Building is wired with 400 amp electric. Property has 500 gal propane tank. This property offers a great opportunity for a business location with living facilities included.

**Shown by appointment call auctioneers at 610 286-5183.**

**Terms:** 10%down day of sale; settlement within 90 days.

**Terms By: Anthony M. Perot**



**Merle Eberly 610 286-5183**

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