

PUBLIC AUCTION

**5^{+/-} Acre Highway Commercial Income Producing Property
3 Sty. Structure w/Attached Garage, 2 Car Garage & Storage Building
AND Antiques, Shop Items, Furniture, and Personal Property**

RT. 272/ ADAMSTOWN AREA

Fri, Sept, 15 & Sat, Sept, 16, 2017 @ 9 AM w/Real Estate @ 12 PM Sat.

293 E. Main Street, Adamstown, PA 19501, Adamstown Borough, Lancaster & Berks Co.

From Rt. 222 take the 272 S/568 E exit toward Adamstown/Knauers, take 272 S. to right on Furlow Rd. 0.3 mi, left on E. Main St. 0.1 mi to property.



3 Story Structure w/Attached Garage: Building faces E. Main Street and contains approximately 3,636 sq. ft (not including basement, or attached garage). **Main level side 1:** Former general store w/ 15 x 39 retail room; half bath & storage room. **Main level side 2:** Apartment w/ 14 x 20 living room w/hardwood floor; 14 x 15 kitchen w/vinyl; 14 x 15 bedroom w/carpet; 14 x 6 full bath. **Second Floor:** 28 x 54 Open storage area. **Third Floor:** 26 x 36 Open storage area. **Basement:** Full basement w/numerous rooms; partial daylight w/ outside exit. **Attached Garage:** 15 x 39 cement block w/concrete floor, 11⁺ ceilings, old lift, and full basement w/outside exit. Building has oil hot water heat; spring fed water and septic.



27 x 29 Cement block 2 Car Garage



16 x 76 Block Storage Building: Former motel containing 5 rooms and numerous bathrooms. This building has oil hot water heat; spring fed water & septic.

(See back for more information)

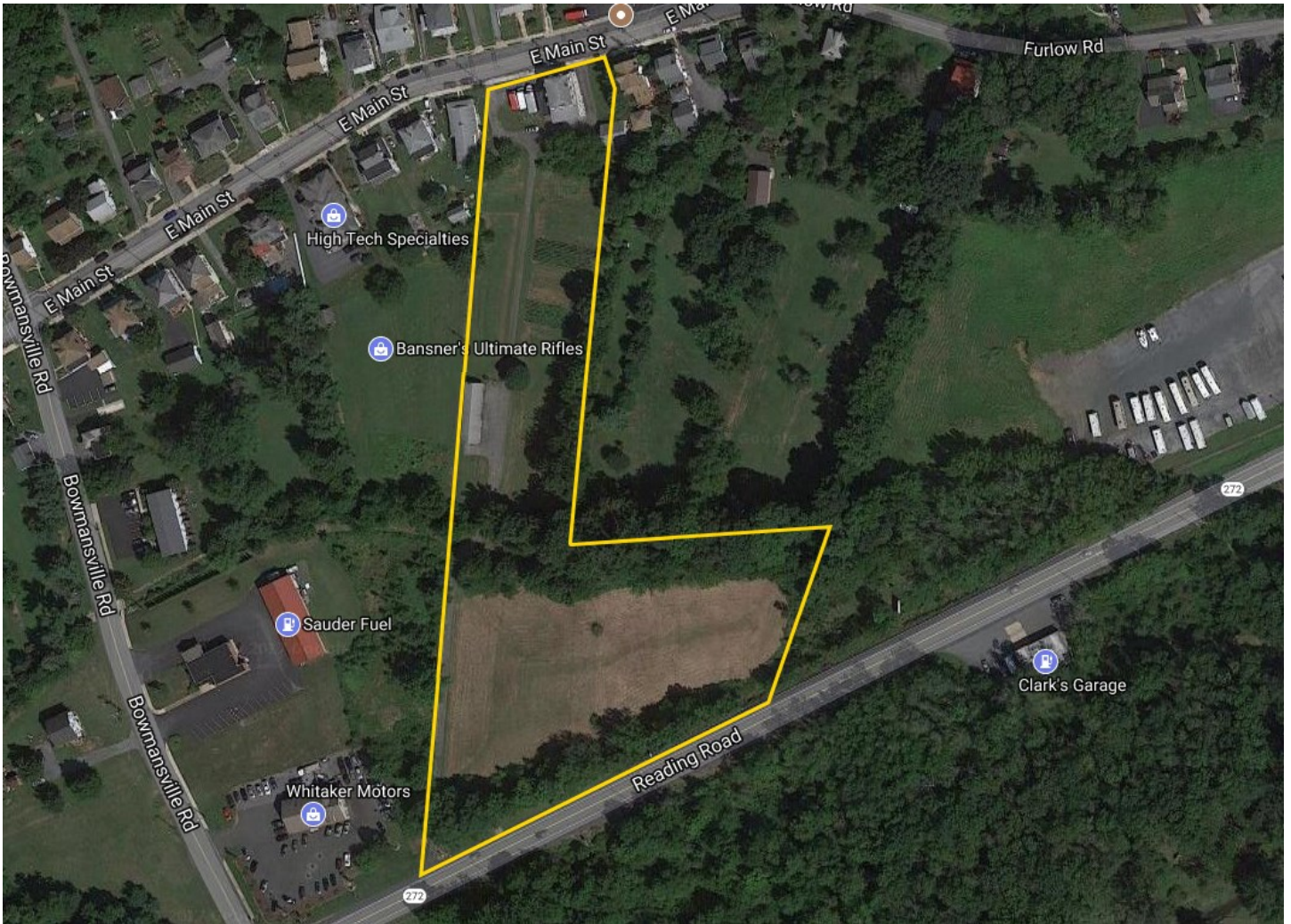


Merle Eberly - Brian Oberholtzer
Alvin Horning - C Ivan Stoltzfus CAI
John Stauffer
Horning Farm Agency, Inc. AY002091



AUCTIONEERS - REALTORS - APPRAISERS

HorningFarmAgency.com
610-286-5183



This 5^{+/-} acre property has income producing potential with approximately 500' of road frontage on 272 zoned Highway Commercial. Currently generating \$10,745 annual income with potential for much more. The current income is produced from billboards, residential unit, and storage. Plan to inspect this property for your potential uses. Property has excellent business or investment opportunities!!

Taxes: \$6,863 **Zoned:** Highway Commercial and Main Street Residential

Open House: Saturday, August 26, September 2 & 9 (1-3 pm) or anytime by appt. call 610-286-5183.

Terms: 10% down day of sale; settlement within 45 days of sale

Terms By: Lawrence M. and Judith Glass



AUCTIONEERS - REALTORS - APPRAISERS

HorningFarmAgency.com

610-286-5183