

PUBLIC AUCTION

Three Prime Commercial Properties in East Earl

#1 - Commercial Shop / Truck Garage w/ Offices on 2.14 Acres

#2 - 2-Story Office / Residence on .81 Acre Commercial Lot

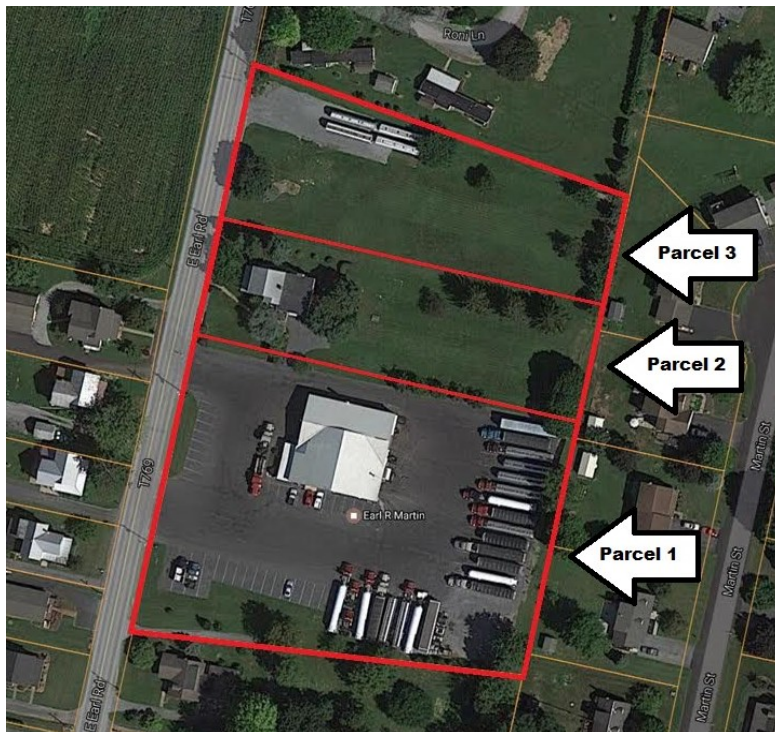
#3 - Vacant 1-Acre Commercial Level Lot

(Currently Earl Martin Trucking, expanding to new location)

Thursday, May 11, 2017 at 4:00 PM

1278, 1282, & 1286 East Earl Road, East Earl, PA 17519, East Earl Twp, Lancaster Co, Elanco School District

From Blue Ball take Rt. 322 East 0.9 mile, right on East Earl Road for 0.1 mile to properties on left.



PARCEL #1 - Commercial Shop / Truck Garage w/ Offices on 2.14 Acres. 7936 sq. ft. of building area including 4 truck bays (One bay with 42' service pit & one bay used primarily as a washbay). 16' block walls, concrete floors, insulated ceiling, fluorescent lighting, ceiling fans, waste oil heating system, air compressor system with connections throughout shop, dump station, tire



room, 3 level winch, upper level mezzanine storage area w/ shower & bath, wash bay w/floor drains, hot water pressure washer, and soap dispensing system, parts room w/service counter, break room, offices, men's & ladies bathrooms. A partial basement, used for tire storage has stairway and outside exit. The upper level contains storage area, conference room, shared and private offices w/ private stairway. Office areas are heated w/electric heat pump & A/C.



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

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610-286-5183



PARCEL #2 - 2-Story Office / Residence on .81 Acre Commercial Lot. 2 1/2 story aluminum & brick sided dwelling w/ 3,172 sq. ft. This building is currently being used as office space but could seamlessly convert to a residential dwelling or with very minimal construction, convert back to its pre-existing 2 apartment dwelling. The main level consists of 2 full kitchens w/ refrigerators, elec. ranges, and dishwashers, 3 rooms w/carpets (one with brick hearth and wood stove insert), 1 1/2 baths, and 2 laundry areas. Upper level contains 5 rooms w/carpets, 1 room w/hardwood, and 2 1/2 baths. The dwelling also has an attic, full basement with one car garage, covered front porch, rear deck, oil heat w/ central air, heat pump w/central air, and 2 separate electric panels.



3.95 total acres with tremendous commercial opportunities in a fast growing area! These properties are well maintained and loaded with potential. Don't miss this opportunity!!

PARCEL #3 - Vacant 1-Acre Commercial Level Lot w/private well and public sewer, ready for development.

Open House: Saturday, April 22, 29, and May 6 (1-3 pm) or anytime by apt. call 610-286-5183.

Terms: 10% down day of sale; settlement within 60 days of sale

Terms By: Loaded Iron Family, LP, c/o Earl R. Martin, Inc.

Combined Taxes: \$13,284

On site water and public sewer.



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