

ABSOLUTE AUCTION

AT OR ABOVE \$99,000

**Commercial Buildings w/15,300 sq. ft. on 6/10 Acre Lot plus
an additional 6/10 Acre Lot all Zoned Manufacturing/R2**

Mohnton

Saturday, March 29 , 2014 at 11:00 AM

110 W. Wyomissing Ave., Mohnton, PA 19540, Mohnton Boro, Berks Co, Governor Mifflin School District

From Rt. 222 Business (Lancaster Ave) heading South, turn left onto W. Wyomissing Ave through Mohnton to auction on left.

From Bowmansville/Knauers, take Rt. 625 N., left on Wyomissing Rd. for 3 miles to auction on right.



Nestled in the scenic village of Mohnton, this attractive commercial property has two separate buildings with over 15,300 sq. ft. on 6/10 acre zoned Manufacturing/R2. (Formerly known as R&J Kitchen Distributor Location)

Main Building: 2 story brick, stucco/masonry w/over 13,200 SF including: Approx. 1,000 SF office area featuring many open and private offices w/built in desks & 2 bathrooms; Approx. 4,000 SF show room area w/spotlights and display shelves; and approx. 8,200 SF warehouse & storage area. Office & showroom areas have oil & gas forced air heat & central AC, building has new rubber roof in 2002. **2 Story Storage Building (36' x 38')**: Sandstone & vinyl sided w/approx. 2,100 SF w/oil forced air heat & loading dock. Public water & sewer and approx. 9 macadam parking spaces. Included in the sale is an **Additional 6/10 Acre Lot** located at 80 W. Wyomissing Ave to be sold as an entirety.

All zoned manufacturing/R2. Conveniently located within minutes of Shillington and Reading.

Zoned: Manufacturing/R2 / Taxes: \$4,749 / Call to see by appointment at 610-286-5183

Terms: 10% down day of sale; settlement within 45 days of sale **Terms By:** Mohnton Properties, LP

Great opportunity to purchase an inexpensive property with a zoning that offers many possibilities!! Ask to see a copy of the Zoning Ordinance for a full list of available options.

Merle Eberly - 2417-L—Brian Oberholtzer
Alvin Horning - C.Ivan Stoltzfus CAI



610-286-5183

www.horningfarmagency.com



Tract 1—6/10 Acre w/ Buildings located at 110 W. Wyomissing Ave. **Tract 2**—6/10 Acre located at 80 W. Wyomissing Ave.



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