

PUBLIC AUCTION

**RETAIL SHOWROOM BUILDING W/38,750+/-SF
ZONED NEIGHBORHOOD COMMERCIAL VILLAGE
THURSDAY, NOVEMBER 5, 2020 @ 1 PM**



LOCATION: 4444 New Holland Road, Mohnton, PA 19540.

REAL ESTATE: 38,570 SF Retail Showroom Building on .92 acres situated on the corner of Rts. 625 and 568 in Knauers, formerly used as a high-end furniture store. This Highway Commercial 2-story building has ground level entrances on both 625 and 568 with a floor plan that includes open & sectioned spaces, offices, bathrooms, and kitchen area, 800 amp 240-120 volts 3 phase power, electric baseboard heat, wall A/C units, on site well & septic. The property contains 19 marked parking spots with options for additional parking.

NOTE: This corner property is perfect for any business that requires street frontage and great visibility! Located just 15 minutes from Reading, less than 30 minutes from Lancaster and 8 minutes to turnpike. Sellers are motivated and plan to sell, come prepared to bid on an exceptional investment opportunity!

OPEN HOUSE: Viewing by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Michael Martin. Kling & Deibler Attorneys.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

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



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **.92 Acre**
 School District: **Governor Mifflin**
 Township: **Brecknock**
 County: **Berks**
 Taxes: **\$25,721**

Zoning: **NVC Neighborhood Commercial Village**
 Type: **Retail Showroom**
 Square Feet: **38,570**
 Condition: **Good**

Flooring: **Carpet, Concrete, Tongue & Groove Wood**
 Basement: **No**
 Heating: **Electric Baseboard**
 Cooling: **Wall A/C**

Water: **On Site**
 Sewer: **On Site**
 Outbuildings: **None**



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