

PUBLIC AUCTION

**4,400+/- SF BUILDING ON 1.5 ACRES
ZONED NEIGHBORHOOD COMMERCIAL/VILLAGE
(ZONING PERMITS MULTIPLE USES)**

CURRENTLY LA CANTINA ITALIAN FAMILY RESTAURANT

MONDAY, MAY 24, 2021 @ 4 PM



LOCATION: 4312 New Holland Road, Mohnton, PA 19540.

REAL ESTATE: 4,400 SF building currently operating as a successful Italian restaurant w/seating capacity for 120 people w/take-out & upstairs efficiency apartment on 1.5 acres. The restaurant has a beautiful décor w/tiled floors throughout & features an enclosed foyer, front of house w/counter & large display bar in wood & tile, 2 dining rooms, 2 bathrooms, a bright open bar room w/separate entrance & deck for outdoor dining, large commercial kitchen w/hoods, Ansul system, walk-in cooler & freezer, basement with cold storage, washer & dryer hook-up and an upstairs eff. apartment w/bathroom. The building is equipped with grease traps, new multi septic system & new UV water treatment system. Paved lighted parking lot for 50+ cars and easement road providing access to a vacant lot w/electric, well & sewer. Existing restaurant equipment will be available for sale to purchaser or removed at no expense to purchaser.

NOTE: Located close to Jct. 568 & 625, min. to Maple Grove Speedway, 15 min. from Reading, less than 30 min. to Lancaster and 8 min. to turnpike. 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 60 days of sale. Terms by: Varrus LLC. Kling & Deibler Attys.

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: .15 Acres (2 parcels under 1 deed, being sold together)
 School District: Governor Mifflin
 Township: Brecknock
 County: Berks

Taxes: \$8,112
 Zoning: NVC Neighborhood Commercial /Village
 Type: Restaurant
 Square Feet: 4,400

Condition: Good
 Flooring: Tile & Vinyl
 Basement: Yes
 Heating: 2 Gas Hot Air Systems

Cooling: 2 Central Air Units, Ceiling Fans
 Water: On Site Well
 Sewer: On Site Multi Septic System
 Outbuildings: None



Information deemed correct but not guaranteed.

**Great location close to JCT 625 & 568!
 Just 15 minutes from Reading,
 less than 30 minutes from Lancaster
 and 8 minutes to the Turnpike!**



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HorningFarmAgency.com
610-286-5183