

PUBLIC AUCTION

**FORMER BOYER'S MARKET & CATERING, 3 APARTMENTS
& DETACHED GARAGE ON A HIGH VISIBILITY CORNER LOT
(.75 DEEDED ACRES)**

AMITYVILLE

THURSDAY, NOVEMBER 16, 2023 AT 3 PM



LOCATION: 1104 Old Airport Rd., Douglasville, PA. 19518, Amity Twp., Berks Co.

REAL ESTATE: 2 story stone & frame building w/stucco exterior walls containing approx. 5,887 SF. **First Floor Deli:** Store area w/deli counter & seating; office; kitchen w/ Vulcan comm. gas range, Blodgett convection oven, Broaster fryer, prep area, 3 walk-in coolers & 1 walk-in freezer. Mini-split (heat/air) and basement with walkout exit. **2nd Floor Apartments:** Apt.1 containing 1,288 SF has a kitchen w/ DW & elec. range, living room, bathroom and 3 bedrooms. Current rent is \$800, Market rent is \$1,200. Apt. 2 containing 348 SF has a kitchen w/gas range, 2 bedrooms and a bathroom. Current rent is \$800, Market rent is \$1,000. Both apartments have oil baseboard heat. **Detached Garage & Apartment:** 32 x 32 frame two-story with 4 bays and 2nd floor apartment containing 1,090 SF has a kitchen w/range & refrigerator, living room, 2 bedrooms and full bath w/propane wall heater. Currently vacant, market rent \$1,000.

NOTE: Great investment opportunity with high visibility with road frontage on Old Airport Road and Old Swede Road. Large paved parking lot with ample parking area and public gas in street. Zoned RV (Rural Village District). Taxes \$5,394. Property does need TLC.

OPEN HOUSE: Saturday, Oct. 21, 28 and Nov 4 (1-3 pm.) or anytime by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Kling, Deibler & Glick Attyns. Terms By: Harriet Boyer.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

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



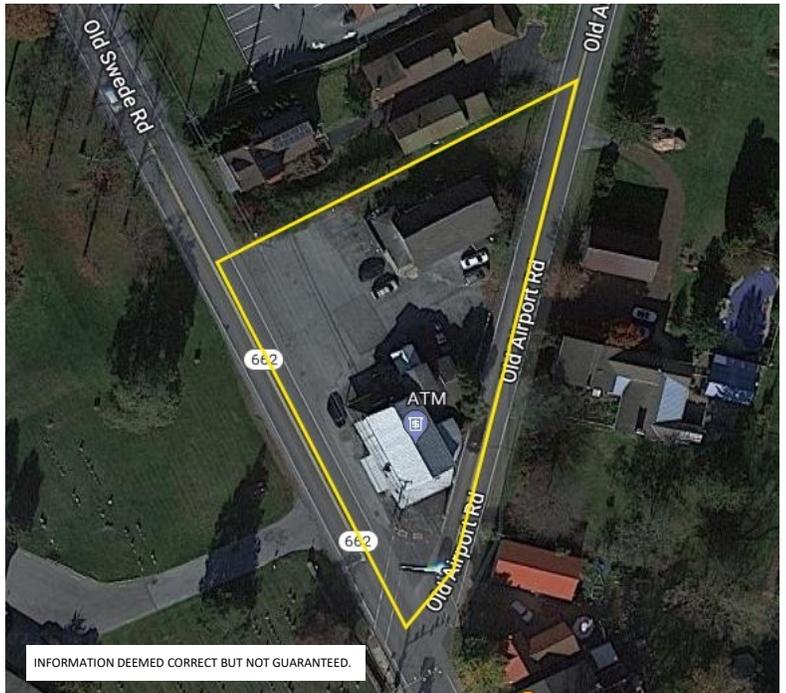
HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: .75 Deeded Acres	County: Berks	Age/ Condition: 1900 Circa/ Fair	Cooling: Central (Deli)
School District: Daniel Boone Area	Taxes: \$5,394	Road Frontage: 450 Feet	Water: Public
Township: Amity	Zoning: Rural Village District	Heating: Mini-Split, Propane for Garage Apt.	Sewer: Public

This property has been in the Boyer family for 74 years and has provided excellent income and opportunity!



INFORMATION DEEMED CORRECT BUT NOT GUARANTEED.





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