PUBLIC AUCTION

12,000 SF BUILDING ON 1.18 ACRES
ZONED VILLAGE COMMERCIAL
(ZONING PERMITS MULTIPLE USES)

CURRENTLY COUNTRY ADDITIONS FURNITURE MANUFACTURER/RETAILER

THURSDAY, NOVEMBER 2, 2023 @ 4 PM



LOCATION: 420 Beacon Street, Birdsboro, PA 19508

REAL ESTATE: Two prime, connected buildings in the heart of Birdsboro zoned Village Commercial, each consisting of 6,000 SF with over 1 acre flat area for plenty of parking which provides endless possibilities! The newer frame & steel building (built in 2007) consists of a finished showroom, bathroom and office on the main level and another finished showroom and storage room on the second level with A/C and electric heat. The brick building features a woodworking shop on the main level, storage on the 2nd level, a full basement and has oil hot air heat. This building has newer wiring (2007), many newer windows and heating only 5 years old. Buyer will have the option to purchase the complete line of equipment and all the existing inventory, call to receive a list of these items.

NOTE: Owner is retiring and plans to sell. Many possible uses for this property! Village Commercial zoning provides opportunities for retail stores, restaurants, single-family detached and single-family semidetached dwelling's and more! Check the zoning and bring your ideas for this rare opportunity! Come prepared to bid, suggested opening bid of \$300,000!

OPEN HOUSE: Saturday, October 7, 14 & 21 (1-3 pm) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Vincent A. & Joan P Suglia. 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





Lot Size/Acres: 1.18 Acres School District: Daniel Boone Township: Birdsboro boro

County: Berks

Taxes: \$7,497

Zoning: Village Commercial

Type: Retail/Manufacture/Warehouse

Square Feet: 12,000

Condition: Good

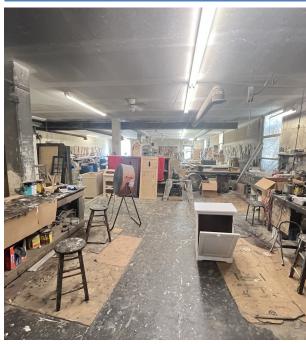
Flooring: Carpet & Concrete

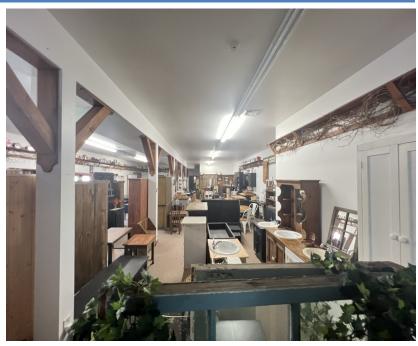
Basement: Yes

Heating: Electric & Oil Hot Air

Cooling: A/C in Showrooms

Water: Public Sewer: Public Outbuildings: None









AUCTIONEERS - REALTORS - APPRAISERS HorningFarmAgency.com 610-286-5183