

PUBLIC AUCTION

COMMERCIAL BUILDING W/UPSTAIRS 3 BR APARTMENT 400' FROM SQUARE IN HONEY BROOK ZONED TOWN CENTER DISTRICT

(Formerly White Memorials– Crossroads of Rts. 322 & 10)

HONEYBROOK

THURSDAY, OCTOBER 9, 2025 AT 5 PM



LOCATION: 120 Pequea Ave, Honey Brook, PA 19344, Honeybrook Boro, Chester Co.

REAL ESTATE: 2 story stone & frame building w/vinyl maintenance free exterior walls containing approx. 3,840 SF.

First Floor: 1,552 SF Open Commercial Space; 10' x 21' Garage with 9'10" wide by 10' high overhead door; Office Space (220 SF) w/elec. baseboard heat; Half Bath; 8' x 18' Rear Deck. **2nd Floor Apartment:** Large eat-in Kitchen w/vinyl floor, dbl. bowl stainless steel sink, glass top range, refrigerator & pantry; Living Room w/carpet; Master BR w/carpet; 2 more Bedrooms w/hardwood floors; Full Bath; rear entrance w/Sunroom. This apartment offers ideal living space in a desirable location w/electric heat, public water and sewer. Current rent is \$1,600. The commercial space also has potential to generate \$1,800 in revenue. Each unit has separate electric meters. The property is well maintained, in very good condition w/a paved drive & ample parking area, storage shed & small yard.

NOTE: Great investment opportunity w/high visibility as property is located 400' from the square in Honey Brook and surrounded by other businesses. Zoned Town Center District, a hub for mixed-use including retail and service establishments (shops, boutiques, restaurants, cafes & personal service), offices, residential dwellings, civic and Institutional (post offices, churches, libraries), financial institutions & entertainment allowing for a broad range of uses. Taxes \$3,819. Property is well maintained and in very good condition. **DON'T MISS THIS AUCTION AND THIS ONCE-IN-A-LIFETIME OPPORTUNITY!!**

OPEN HOUSE: Saturday, Sept. 13, 20 & 27 (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 Attnys. Terms By: Barbara J. White.

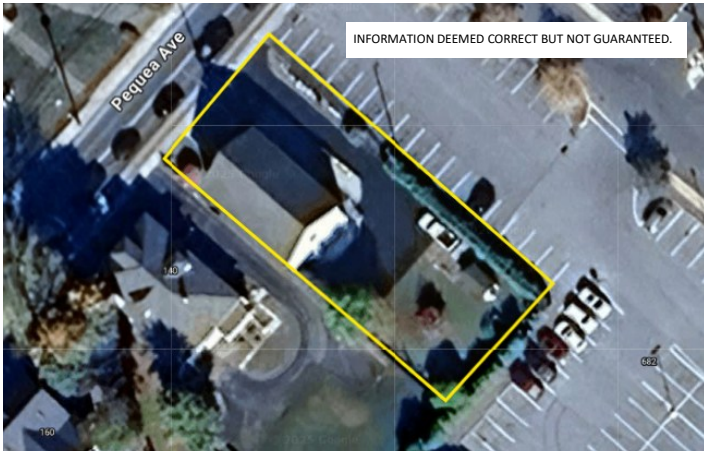
SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly, Auctioneer
Steven Newswenger, Apprentice Auctioneer
Pete Sensenig, Auctioneer
Horning Farm Agency, Inc. AY002091



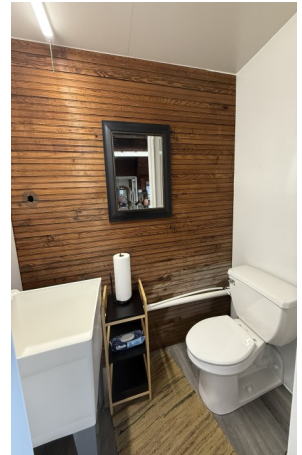
HorningFarmAgency.com
610-286-5183

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Lot Size/Acres: .25 Acres	County: Chester	Age/ Condition: 1906, Very Good	Water: Public
School District: Twin Valley	Taxes: \$3,819	Apartment Revenue: \$19,200/yr	Sewer: Public
Township: Honeybrook Boro	Zoning: TC	Comm. Space Revenue: \$21,600/yr	

This property has formerly been White Memorials established in 1878 and has provided excellent income and opportunity for the past 147 years!



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