

TAX MAP



PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE
**3,100^{+/-} SF 1 Story Garage/Shop with
Office on a .45 Acre^{+/-} Lot**

TCM Solid Tire Forklift "As Is"

**71 N. Soudersburg Road
Gordonville PA 17529**

East Lampeter Township

Tuesday, June 27, 2017 • 6:00pm



**BARR
DAVIS**
AUCTIONEERS, LLC
AY-002084

Barr/Davis Auctioneers, LLC
Route 30 & Pequea Ave
P.O. Box 7, Gap PA 17527
(717) 442-9221
(610) 384-8433
www.barrdavis.com

ADDRESS: 71 N. Soudersburg Rd,
Gordonville PA 17529

DATE: Tuesday, June 27, 2017 · 6:00^{pm}

OWNER: James E. Shelton

★FEATURES★

3,100+/- SF Masonry 1 Story building
on a .45+/- acre level lot.

Approximately 1,500 SF garage/shop & 1,600 SF office.

★SPECIAL FEATURES★

Office has insulated replacement windows
Large paved parking lot.

Building is a non-conforming use of record.

Check with East Lampeter Township for permitted uses.

We will offer TCM Solid Tire Forklift separately after real estate.

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by August 11, 2017.

Buyer pays all Realty Transfer Taxes.

*Buyers have the opportunity to make an offer to purchase this
property prior to the auction under the auction terms.*

★OPEN FOR INSPECTION★

Wednesday, June 7, 2017 from 4-6^{pm} &

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 30 in Soudersburg, take Soudersburg Rd North
approximately ¼ mile to property on Right.

*The information contained in this brochure is believed to be accurate,
but is not guaranteed.*

STYLE: 1 Story Masonry
LOT DESCR: .45+/- Acre
ZONING: Rural
TAX PARCEL: 310-36591-0-0000
DEED REF: 6188037
BUILDING AREA: 3,168+/- SF

TAXES: **YEAR: 2017**

\$1,440

School: Conestoga Valley

338

County: Lancaster

180

Municipal: East Lampeter Twp

\$1,958

TOTAL

OFFICE AREA: HEAT PUMP/CENTRAL AC

ROOM	SIZE	COMMENT
LOBBY	12x18	Vinyl Floor
OFFICE	16x17	Wood Laminate
OFFICE	9x13	Wood Laminate
OFFICE	11x12	Wood Laminate
MEETING ROOM KITCHENETTE	12x14	WW Carpet
2 POWDER ROOMS		Vinyl Flooring

REAR GARAGE: UNHEATED

24'x36' Concrete Floor

(2) 8'x10' Overhead Doors

Interior and Exterior Doors

SIDE GARAGE: OIL HOT AIR HEAT

24'x30' Concrete Floor

12'x12' Overhead Door

Interior and Exterior Doors

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