

PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE
3,100^{+/-} SF 1 Story Garage/Shop w/Office on a .45 Acre^{+/-} Lot
TCM Solid Tire Forklift "As Is" Offered Separately After Real Estate
71 N. Soudersburg Road, Gordonville PA 17529

East Lampeter Township

Tuesday, June 27, 2017 • 6:00^{pm}

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



★REAL ESTATE★

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

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

Office: lobby, 3 offices, meeting room/kitchenette, 2 powder rooms,
heat pump, central a/c, insulated replacement windows

Rear garage: unheated, 24'x36' concrete floor, (2) 8'x10' overhead doors, interior & exterior doors.

Side garage: oil hot air heat, 24'x30' concrete floor, 12'x12' overhead door, interior & exterior doors.

Large paved parking lot.

Building is a non-conforming use of record.

Check with East Lampeter Township for permitted uses.

★OPEN★

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

★TERMS★

10% Down payment day of Auction. Balance by August 11, 2017.

Buyer pays all Realty Transfer Taxes.

FOR: James E. Shelton

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

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

Announcements Day of Auction Take Precedence Over Previous Advertising