

Public Auction Residential & Commercial Real Estate



Will offer for sale, at 16494 Path Valley Road, Spring Run, PA, 17262 on:

Saturday, May 28 at 10 AM

Lot known as 16494 Path Valley Road, Spring Run improved with a wonderful composite of both residential, commercial, and warehouse facilities. **Residential:** Two-story home, built in 1980, having kitchen (oak kitchen cabinets), dining area, living room, laundry/pantry, downstairs bath w/walk-in shower. 2nd floor master bedroom, walk-in room w/ (3) closets plus vanity, bath w/jet tub and another bedroom. Home has electric heat w/back-up kerosene heater which easily services the entire home. Home has on-lot septic and well water. Home also has chimney, available for a pellet stove. Enjoy the views with a great wrap-around deck. **Commercial:** A complex previously used as a sporting goods store having 1,305 sq.ft. (45' x 29') with an attached office being (16' x 29'), including a rest room, bath and shower have electric heat. This store is attached to a large service building (garage/storage/etc.), having 3,096 sq.ft. with overhead 12' door. This building has its own septic. **Additional Building:** Property also includes a storage multi-purpose building previously used for equipment storage and is heated by (2) oil hot air furnaces.

OPEN HOUSES: Property may be seen on Saturday, April 16 from 10-11 am, Sunday, April 24 from 2-3 pm, or by phoning (717) 263-6512 or (800) 315-3265 and scheduling an appointment.

DIRECTIONS: All roads lead to Spring Run and this is basically at the square. Use Rt. 75, Rt. 641 and enjoy the drive. "Be careful of the buggies" and WATCH FOR OUR SIGN ON THE SITE.

AUCTIONEER'S NOTES: This multi-use complex, located in Fannett Township, Franklin County, offers the opportunity to have a multitude of turn-key businesses with a walk to work set-up. This home is in very nice condition and the entire complex has been very well maintained. Although you may refine or upgrade, basically move in and open up. This is a hub not only for local businesses but also for those folks traveling to Penn State, Raystown, and other areas in Central PA. It is also set in a beautiful surrounding, bank next door, grocery store, and restaurant. You don't want to miss taking a look!

TERMS: Buyers will pay \$10,000 cash or certified funds when property is struck down. Balance is due within 30 days of sale. Other terms day of sale. Broker participation invited. To register contact John Kohler at (717) 263-6512 or John@GatewayAuction.com



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