

THE RENAISSANCE AUCTION GROUP

AUCTION OF COMMERCIAL REAL ESTATE

SATURDAY DECEMBER 22nd LIVE ONSITE @ 11 AM
1809 E. MAIN ST WAYNESBORO, PA 17268



BID LIVE AT THE AUCTION OR ONLINE @ www.auctionhowze.com
PROPERTY INSPECTION: SUNDAY DECEMBER 16TH NOON – 2 PM
PROPERTY INSPECTION: SATURDAY DECEMBER 22ND 10AM – 11 AM

Office complex, zoned commercial, 18 rooms plus 2 full & 6 half baths, reception area, kitchen, common area, Three 1st Floor, One 2nd Floor entrance, full basement on concrete slab, ample parking, Main St location on PA 16 in thriving business / office zone

ALL MEASUREMENTS APPROXIMATE

First Floor

Rm #1 16' x 9'7"	155 Sq Ft
Rm #2 16' x 13'5"	216 Sq Ft
Rm #3 15'9" x 8'	128 Sq Ft
Common Area 13'8" x 11'8"	158 Sq Ft
Rm #4 9'10" x 8'7"	80 Sq Ft
Rm #5 21' x 15'4"	323 Sq Ft
Kitchen 15' x 7'6"	110 Sq Ft
Rm #6 9'7" x 6'2"	59 Sq Ft
Rm #7 9' x 7'5"	67 Sq Ft
Rm #8 11'5" x 8'6"	97 Sq Ft
Rm #9 10' x 10'	100 Sq Ft
Common Bath 5'9' x 14'	80 Sq Ft
Rm #10 12'2" x 12'2"	148 Sq Ft
Rm #11 13' x 12'	156 Sq Ft
Rm #12 13" x 12'	156 Sq Ft

Second Floor

Rm #1 13'9" x 15'3"	211 Sq Ft
Rm #2 17' x 10'	170 Sq Ft
Rm #3 & 4 22' x 8'	176 Sq Ft
Rm #4 11'7" x 16'	185 Sq Ft
Rm #5 11'8" x 15'	175 Sq Ft
Rm #6 15' x 8'	120 Sq Ft
Full Bath 15' x 7'	105 Sq Ft
Full Bath 7'10" x 8'	62 Sq Ft

II. PLUMBING

- A. Municipal Water, Sewer,
- B. Copper Supply Lines, PVC & Cast Iron Drain Lines
- C. Two 50 Gallon Water Heaters: Rudd Model #PE2-52-2; Whirlpool Model #E1F50RD045V

III. ELECTRICAL

- A. 200 Amp Service w/ Sub Boxes

IV. HEATING / COOLING

- A. Burham Hydronics Model V8H w/ Beckett Burner Model R7184P
- B. Borg / Warner Cooling Unit Model #G1UA036S17
- C.

V. ROOF

- A. Asphalt Shingles

VI. TAX INFORMATION

- A. 2018 Taxes: County / Township \$1601.08; School 4329.00
- B. 1961 Assessed Value \$45,680; Adjusted For 2018 Value \$371,378.00

VII. LOT INFORMATION

- A. Parcel 23-0Q12L-044.-000000
- B. .26A, 50' x 226', 11150 Sq Ft

VIII. NOTES

- A. Zoned C1 Commercial
- B. Two Story Structure w/ One Story Addition
- C. Three Exterior Entrances On First Floor, One Exterior Entrance On Second Floor
- D. Full Kitchen First Floor
- E. Two Full Bathrooms, Six Half Baths
- F. Full Basement w. Concrete Floor
- G. Modern Heat, Air, Electrical & Plumbing
- H. Security System Installed
- I. Ample Private Onsite Parking; Adjacent Parking Available
- J. Second Floor Residential Potential

IX. TERMS OF AUCTION

\$10,000 Down Per Property Day Of Auction In Certified Funds. 10% Buyer's Premium. Forty-Five Days (45) Days To Close.

HOW TO PARTICIPATE IN THE REAL ESTATE AUCTION

- 1) Inspect The Property By Attending An Open House
- 2) Obtain A Property Information Pack & The Terms & Conditions Of Sale In Person Or By Downloading The Documents @: www.auctionhowze.com
- 3) Bring Cash Or A Cashier's Check To The Auction In The Amount Of \$10,000.00. Have The Cashier's Check Made Out To You. If You Are The Successful High Bidder, You Will Endorse The Check And Make It Payable To The Escrow Agent.
- 4) Bid Your Price. You Could Be The New Owner Of This Property At A Price You Determine
- 5) If You Have Any Questions Or Need Further Assistance Please Refer to The Contact Information Below

CONTACT INFORMATION:

E-Mail - bill@auctionhowze.com

Phone - 610-370-2879

We Make A Difference You Can Take To The Bank