

PUBLIC Auction

FRIDAY, JUNE 28 at 9:00 AM

Conveniently Located at 30 East Walnut Street, Mifflinburg, Union County, PA

1.4 ACRES OF COMMERCIAL REAL ESTATE

[SELLING AT 1 PM]: A Sizeable Commercial Facility to support a Wide Range of Business Endeavors in the Borough of Mifflinburg. The Front Side Consists of a 54'X100' Sided Building with Cement Floor, a Second Floor Loft, 17'X20' Heated Office, 32'X53' Heated Shop w/Overhead Door, 200 Amp Service with 3 Phase. Half Bath & Water. The Rear Portion of the Building is a 64'X128' Cement Block Multi-Use Structure with Cement Floor & Electric. Attached 18'X28' 1 Car Heated Garage w/Exhaust Fan. Macadam Entrance. Stringer Fenced in Outdoor Storage Area with an Adjacent Large Open Lot. Ideally located adjacent to the Rails to Trails with ample parking, this Unique Property invites Entrepreneurs and Investors. *Imagine the Possibilities!* Do Not Miss this Opportunity, Arrange Your Financing to Purchase on Auction Day.



To Schedule a Showing Call 570-490-0389. Terms: \$20,000.00 down balance within 60 days. No Buyers Premium. Prospective Buyers may conduct various property testing at their own expense prior to sale day.

Fork Lift & Tools

Allis-Chalmers FF-60 Fork Lift; 20 yard Rolloff Dumpster w/54" Hook; Billy Goat Pro Series VQ Contractor Vacuum; MiTek Model TK-8 Truss Press & Stand; Truss Jacks, Plates & Hangers; Framing Jig; Bridgewood BWS 25 Wide Belt Sander w/Dust Collector; Bridgewood Jointer; Bridgewood Dust Collector; **Delta/Rockwell:** 13" Planer, Band Saw, Table Saw, Belt Sander, 3 Phase Radial Arm Saw & Belt/Disc Sander; Dewalt Radial Arm Saw, 6" X 21" Stroke Sander; Karcher Pressure Washer; 6' Wedge Digital Inclinometer; Dewalt Chop Saw; Sanborn Air Compressor; Craftsman: Drill Press, Wood Lathe, Scroll Saw, 16 gal. Shop Vac & 21" Snow Thrower; Koebring Space Heater; Workmate; Emglo Air Compressor; Remington 22 Nailer; Roto-Zip; B/D Hammerdrill; Stanley Router; Duo-Fast RN-175 Roofing Nail Gun; Weslock Boring Kit; Bosch Metal Shear; Berger Transit; Kintrim Carpet Stretcher; Duo-Fast Model ST-18 Strike Stapler; Goulds Pump; Roberts Heat-Bond Seamer; Dual Rebar Cutter/Bender; Eoca Snatch Clamp; Budget Chain Hoist; Reese Hitch & Sway Bars; Ryobi Cut-Off Saw; Pipe & Bar Clamps; C Clamps; Air Hose; Griplock Full Body Harness; Railroad Carts; Wdn Ramps; Chain Binders; Come-Along; Grease Gun; Gas Cans; 12' Step Ladder; Wheelbarrow; Rotary Mowers; Scotts Lawn Spreader; Construction Fencing; Metal Racks; Tarps; A Variety of Hand Tools & More.

Building Materials

Interior & Exterior Doors; Anderson Windows; Variety of Molding; Felt Roofing & Shingles; Vinyl Siding Trim; New Attic Ladder; New Shower Stall; Adj. Floor Posts; Plywood; Kitchen Cabinets; Assortment of Electrical & Plumbing Supplies; New Light Fixtures & Bulbs; Kwikset & Schlage Locksets; Delta, Moen & Kohler Products, NIB; Stonco Floodlights; Sandpaper Belts; A Large Assortment of Dried Lumber; Boxes of Nails, Bolts, Screws & Staples, NIB; Misc Hardware and More. **Office Furniture:** 3 Drawer Lateral Filing Cabinets; Desks & Chairs; Drafting Table; Map Cabinets; Canon PC950 Copy Machine; Sharp Fax Machine; Wdn. Conference Table; 11 Green Uph. Chairs on Wheels; 10 Green Uph. Chairs; L Shaped Desk; 2 Wdn Lateral File Cabinets; 60" Base Storage Cabinet; 5 Teller Stations w/Safes; 10 Compartment Lock Box w/Comb/Keys; 89 Compartment Lock Boxes w/Comb/Keys; Paper Cutter; Bissell Upright Sweeper; Fire Extinguishers.

C.A. Shipton Inc.

HESS'S
AUCTIONEERING

Attorney: Peter Matson, 570-523-3285

Auctioneers: Lori Hess Lauver, AU-002854-L, 570-966-2512
& Daniel King, AA-019500-L

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