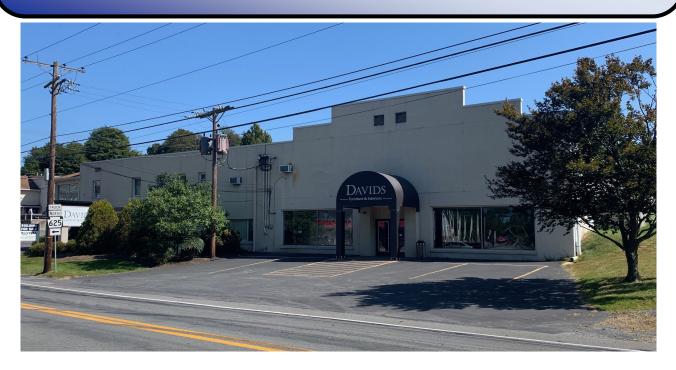
PUBLIC AUCTION

RETAIL SHOWROOM BUILDING W/38,750+/-SF ZONED NEIGHBORHOOD COMMERCIAL VILLAGE THURSDAY, NOVEMBER 5, 2020 @ 1 PM



LOCATION: 4444 New Holland Road, Mohnton, PA 19540.

REAL ESTATE: 38,570 SF Retail Showroom Building on .92 acres situated on the corner of Rts. 625 and 568 in Knauers, formerly used as a high-end furniture store. This Highway Commercial 2-story building has ground level entrances on both 625 and 568 with a floor plan that includes open & sectioned spaces, offices, bathrooms, and kitchen area, 800 amp 240-120 volts 3 phase power, electric baseboard heat, wall A/C units, on site well & septic. The property contains 19 marked parking spots with options for additional parking.

NOTE: This corner property is perfect for any business that requires street frontage and great visibility! Located just 15 minutes from Reading, less than 30 minutes from Lancaster and 8 minutes to turnpike. Sellers are motivated and plan to sell, come prepared to bid on an exceptional investment opportunity!

OPEN HOUSE: Viewing by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Michael Martin. Kling & Deibler Attorneys.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com 610-286-5183





Lot Size/Acres: .92 Acre School District: Governor Mifflin

Township: Brecknock County: Berks

Taxes: \$25,721

Zoning: NVC Neighborhood Commercial Village

Type: Retail Showroom Square Feet: 38,570 Condition: Good

Flooring: Carpet, Concrete, Tongue & Groove Wood

Basement: No

Heating: Electric Baseboard

Cooling: Wall A/C

Water: On Site Sewer: On Site Outbuildings: None



Great corner location on 625 & 568! Just 15 minutes from Reading, less than 30 minutes from Lancaster and 8 minutes to the Turnpike!







AUCTIONEERS - REALTORS - APPRAISERS HorningFarmAgency.com