



11.8 +/- ACRES ZONED COMMERCIAL / AGRICULTURAL

PUBLIC AUCTION



Wednesday, June 19, 2024

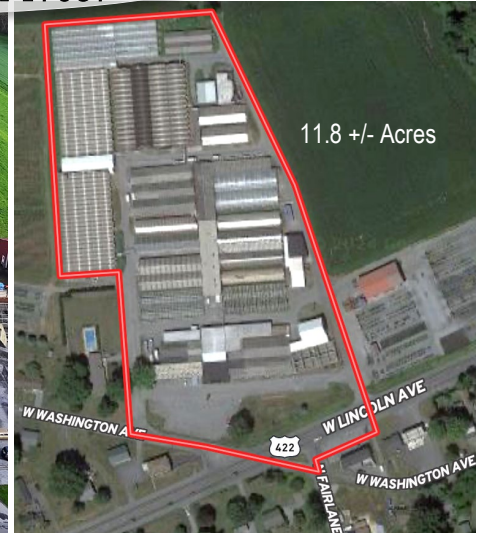
Real Estate at 12 Noon Followed by Multiple Greenhouse Structures



501 W. Washington Ave; Myerstown, PA 17067



SEE MORE INFO & PHOTOS:
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Exceptional Commercial Opportunity with great visibility and high traffic count in Myerstown, Lebanon Co (Formerly known as Layser's Flowers). A level **11 Acres** w/ Retail & Warehouse Space, various other Buildings--all w/ electric, Parking for approx 60 cars, Road frontage along Rt 422 & Washington Ave. boasting great exposure. Zoning is divided among Commercial & Ag. 50x120 **Retail Bldg** includes Retail Space & Warehouse w/ Heat/AC & Restrooms, 30x162 **Warehouse** (attached to main bldg), 22x84 **Break Room & Storage** (attached to main bldg), 36x52 **Bank Barn** w/ Steel Siding, 3730 SF **Ground Room** (Block Bldg), 40x171 **Boiler Room**, 30x120 **Head House** (Steel Bldg), 40x48 **Shed w/ Cooler Unit**. 3 Phase Electric, Public Water & Well, Public Sewer, High-Capacity Natural Gas, 20k Gal Oil Storage, 500-Gal Pressure Tank, 20k Gal Rail Car used for Water Storage. **NOTE:** Both Layser's Flowers & Layser's Nursery will continue to operate, only this retail location is being sold to settle the estate. This property has a key location with a level lot that is largely impervious. Don't miss this opportunity to purchase a property w/ existing structures and room to build what you need. Various uses permitted, offering a rare & fantastic opportunity on this desirable 11-ac property. A traffic volume of approx. 13k vehicles per day. Check w/ Zoning to see what they allow. **Inspection** by Appointment. Call Joel at (717) 383-5606. **TERMS:** 10% Down at Auction, Balance on or before August 31, 2024.

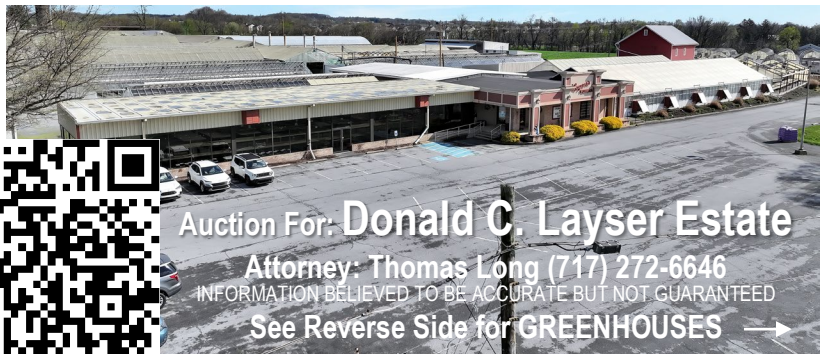
LH AUCTIONS INC.
PA-AY002453

(717) 383-5606
Joel Heisey

Les LONGENECKER
(484) 256-1323

We're SOLD on serving you!

NAA Auctioneer WWW.LHAUCTIONSINC.COM



Auction For: **Donald C. Layser Estate**
Attorney: **Thomas Long (717) 272-6646**
INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED
See Reverse Side for **GREENHOUSES** →



14.8 +/- ACRES ZONED COMMERCIAL / AGRICULTURAL

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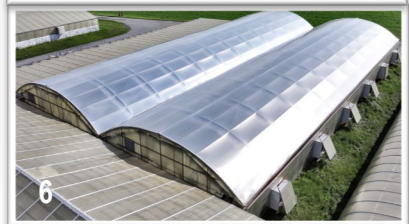
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Greenhouses to Auction (Following Real Estate)

1. 2-Bay National Greenhouse Co. Galvanized 108'x24', Total Width 48', 5148 SF
2. 4-Bay Ikes-Braun Glasshouses Inc. Galvanized 192'x42', Total Width 168', 32256 SF
3. 3-Bay Ikes-Braun Glasshouses Inc. Galvanized 144'x35', Total Width 105', 15120 SF
4. 1-Bay Wood 144'x35', 5040 SF
5. 2-Bay Rough Brothers Inc. Galvanized 144'x35', Total Width 70', 10080 SF
6. 2-Bay Ikes-Braun Glasshouses Inc. Galvanized 144'x42', Total Width 84', 12096 SF
7. 1-Bay Wood 144'x35', 5040 SF
8. 1-Bay Wood 144'x30', 4320 SF
9. 1-Bay Wood 144'x40', 5760 SF



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TERMS: Cash, PA Check or Credit Card (w/ 3% Fee).
Greenhouses need to be removed by Aug 31, 2024.

Auction For: Donald C. Layser Estate
See Reverse Side for REAL ESTATE →