



(New Holland Boro)



PUBLIC AUCTION

140' x 45' COMMERCIAL BRICK BUILDING

6,030 SQ. FT. TOTAL RETAIL SPACE

(4) 1-BEDROOM APARTMENTS * 24 PARKING SPACES

THURSDAY, JUNE 21, 2018 @ 6:00 PM



COMMERCIAL/RETAIL/RESIDENTIAL



(4) 1-BEDROOM APARTMENTS



24 PARKING SPACES

Located at: 20 N. Roberts Ave. New Holland Pa 17557

DIRECTIONS: From Rt. 23 in center New Holland, turn North on N. Roberts Ave. for half block to property on left.

REAL ESTATE: A very clean Commercial/Retail/Residential property w/ large building & (4) 1-bedroom apartments. Retail has beautiful updated covered storefront for retail business; 6,030 sq. ft. total retail (4,455 main level & 1,575 second level) 2 oversized show windows (Street Side); 12' ceiling; office area; work area; storage area; updated inside & new carpet in 2015; updated & very efficient electric heat pump & A/C unit (5 ton & 2 ton); well insulated; formal front & side entrances w/ double doors; 24 space parking lot w/ new macadam in 2015; firewall & steel fire door between residential & commercial. Also has 4 residential apartments; each has 875 sq. ft., 1 bedroom w/ closet, kitchen & cabinetry w/ all new appliances, open to living area, 1 full bathroom; laundry room; electric heat & A/C; rear entrance for apartments is all new in 2017 w/ stone-pavers & maintenance-free deck, fencing. Public water & sewer; 5 individual electric meters; insulated windows; convenient location close to public transportation stop; lot is approx. 17,468 sq. ft. (.38 Acre); total taxes are approx. \$8,640.00



BRUBAKERS SEWING CENTER

OPEN HOUSE DATES: Saturdays June 2 & 9, from 1-3 PM. Call/Text auctioneer for more details at 717-587-8906.

BRIEF TERMS: 10% of sold price down day of auction, balance in 60 days. For complete terms please call Attorney Michael P. Kane at 717-299-5251. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify any/all information. Auction is held under the terms of the Attorney.

**Please visit our website at www.martinandrutt.com
OFFERING 1% BROKER PARTICIPATION, CONTACT TO REGISTER
FREE REFRESHMENTS AT OUR AUCTION**

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
John J Rutt II (717) 587-8906
Michael J. Martin (717) 371-3333



AUCTION FOR:
GLENN & AMY SMITH



(New Holland Boro)



PUBLIC AUCTION

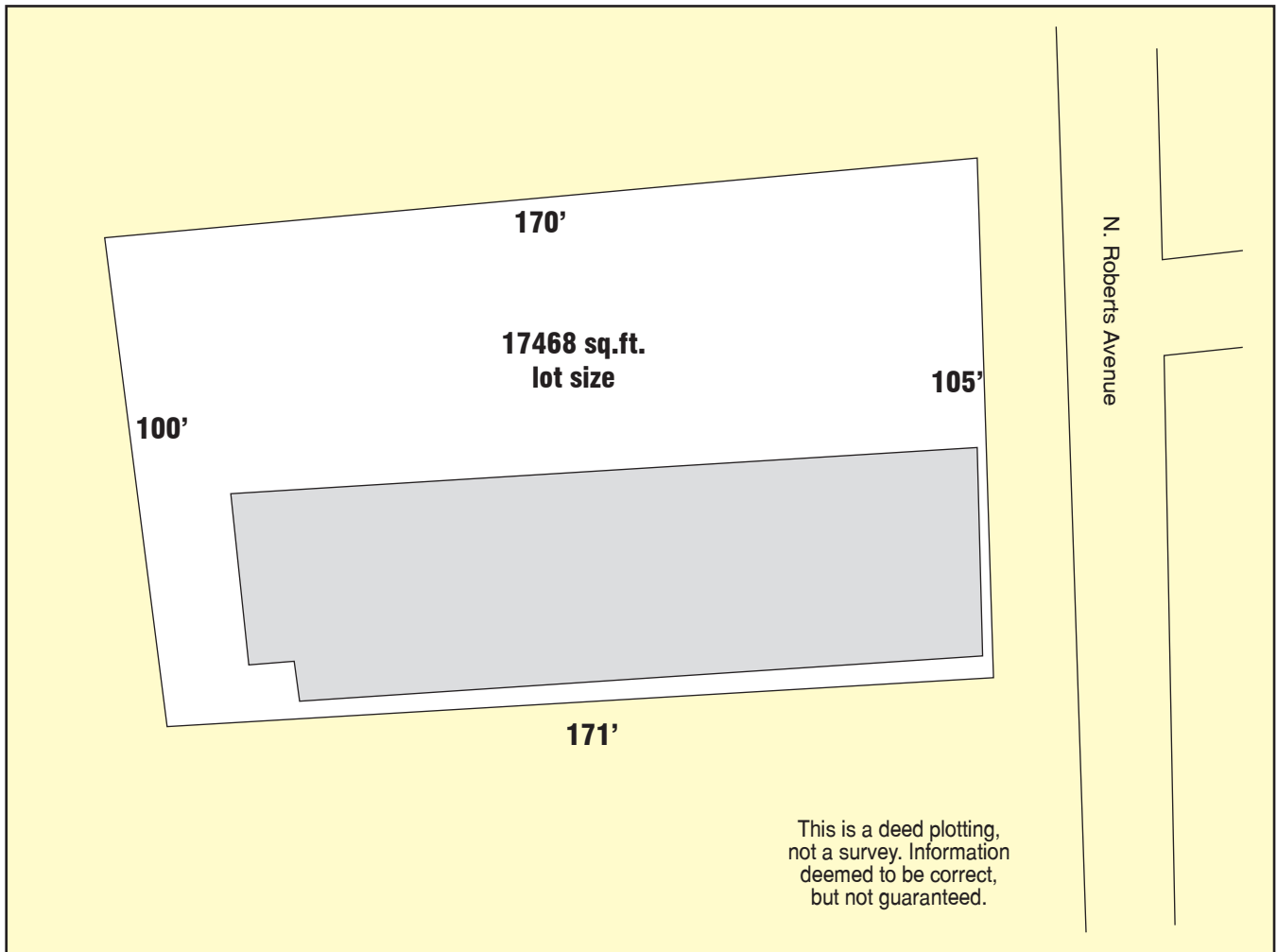
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AUCTIONEER NOTE: This is a special/rare opportunity to buy a well-maintained income producing property. 1 bedroom apartments are normally low stress income producers and the retail space has many different business possibilities (very valuable off-street parking spaces). Let your mind dream about how it could work for you. Sellers are relocating and are serious about saying sold, please come prepared to buy. This property could produce great profit.

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