



(Wescosville /Allentown Area)



PUBLIC AUCTION

**** Valuable Real Estate ****

25.22-ACRE TRACT ZONED HIGHWAY INDUSTRIAL

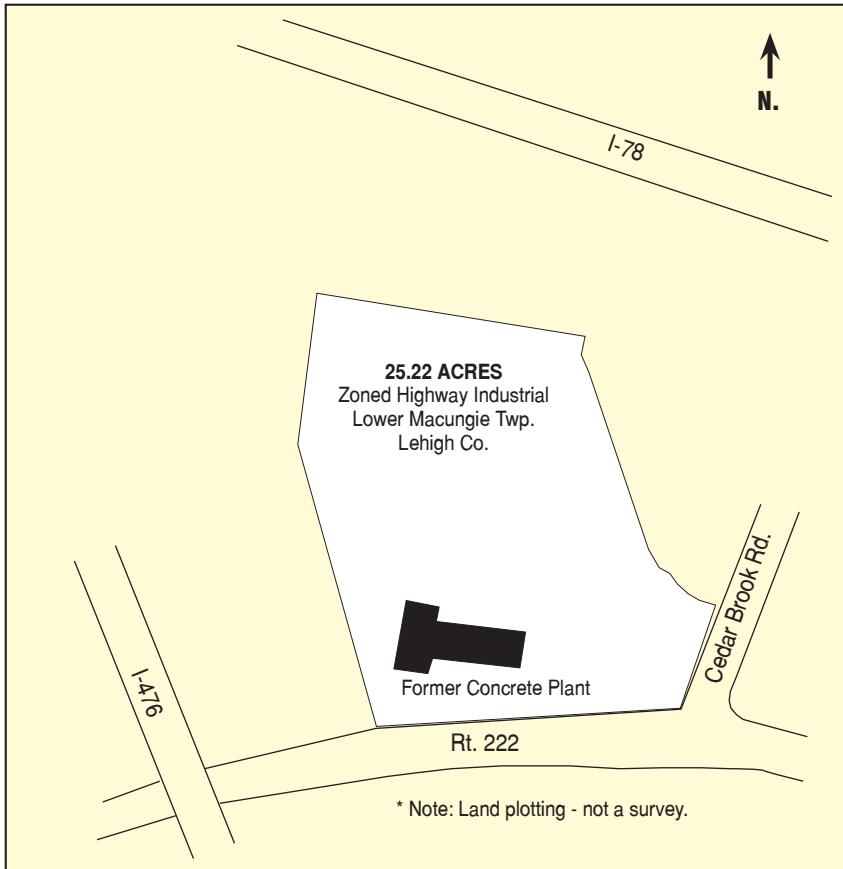
FRIDAY, NOVEMBER 16, 2018 @ 1-PM

Located at 4511 Cedarbrook Rd. Allentown, Pa. Lower Macungie Twp. Lehigh Co.

**** AUCTION HELD ON-SITE ****

DIRECTIONS: From Wescosville, Pa. follow Rt. 222 E. ¼ mi. to property on left at Cedarbrook Rd. OR from I-78 take Rt. 222 W. ½ mi. to property on right.

REAL ESTATE: Consists of a 25.22 acre tract of valuable Highway Industrial zoned land. (Former concrete manufacturing facility) Property offers 2,000' frontage on Rt. 222 & 600' along Cedarbrook Rd.; public water & sewer; valuable Highway Industrial zoning allows for a wide range of potential uses! Property offers easy access to Rt. 222, I-78 & I-476; high traffic count and very visible location! Located close to many local amenities including restaurants & lodging; shopping, health facilities, colleges, entertainment & recreation!



Several Permitted Uses Are: Banks, Restaurants, Taverns, Shopping Centers, Hospital; Numerous Manufacturing Possibilities; Fabrication; Retail Mall; Industrial Park; Offices; Fuel Stations & Convenience Stores; Churches; Self-Storage Facility, etc. For complete approved uses for Lower Macungie Twp. Highway Industrial zoned land inquire to: mjcamartin@frontiernet.net; www.martinandrutt.com or call auctioneer @ (717) 371-3333.

TERMS: 10% down payment day of sale, balance on or before Jan. 16, 2019. Property sells "AS-IS" and is offered with reserve but will sell absolute to the highest bid above \$3,500,000. **Attorney:** Pepper-Hamilton LLP (717) 255-1190.

**** 1% BROKER PARTICIPATION OFFERED-Contact Auctioneer for Details (717) 371-3333 ****

For photos & listing visit www.martinandrutt.com

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



AUCTION FOR:
NEW ENTERPRISE STONE
& LIME CO. Inc.