

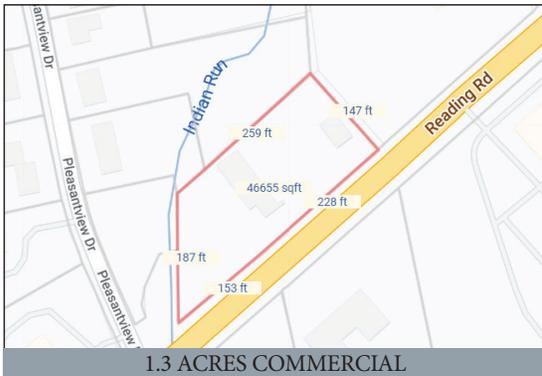


(Ephrata Area)



# PUBLIC AUCTION

## 1.3 ACRES ZONED COMMERCIAL \* MOSTLY LEVEL LAUNDROMAT w/ 38 WASHERS/DRYERS \* CAR WASH RESIDENTIAL 3-BR APARTMENT \* 16,000 TRAFFIC COUNT THURSDAY, SEPTEMBER 29, 2022 @ 6:00 PM



1.3 ACRES COMMERCIAL



GREAT INVESTMENT PROP.



38-WASHERS/DRYERS

Located at 300 N. Reading Rd. (Rt. 272) Ephrata Pa. 17522, Ephrata Twp.

**DIRECTIONS:** From Rt. 272 & Rt. 322 intersection in Ephrata, travel North on Rt. 272 for half mile to property on left. Beside strong spring-water stream.

**REAL ESTATE LISTING:** A mostly level 1.3 acre commercial zoned property has laundromat (38 washers/dryers), 3-bay car wash, 3 bedroom residential apartment, separate concrete block building. A very desirable location with a rare opportunity to purchase on this high traffic count part of commercial district. Laundromat has 18 coin operated automatic washers; 10 newer coin operated double stack, 30 lb., natural gas s.s. clothes dryers; coin changer; newer digital Rheem 100 gallon natural gas water heater w/ circulator to additional 500 gallon storage (600 gallon total reservoir); common area has natural gas heat. (3) car-wash bays w/ adjustable pressure washer wands; heated concrete floor; soap dispenser pump; air compressor; (5) outside car vacuum units



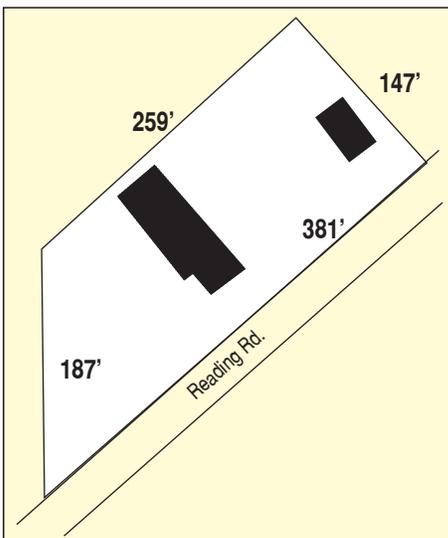
38' X 25' 2-STORY BUILDING

(some need repair). Second level residential apartment has 3 bedrooms; full bathroom; eat-in kitchen; living room; elec. heat; separate elec. meter, (tenants are current). Second 38'x 25' concrete block building has open area in bottom w/ garage doors; second level storage (possible future 2-unit residential apartment); outside large truck wash area w/ wand. Public Natural Gas; public sewer; 2 strong private wells; the property is in flood plain; traffic count is approx. 16,000 vehicles; Ephrata Twp.; total taxes approx. \$12,536. Commercial Zoning would allow many different businesses, bring your dreams.

**OPEN HOUSE:** Thursday Sept. 15, from 6-8 PM or by appointment Call/Text Auctioneer 717-587-8906

**BRIEF TERMS:** 10% of sold price down payment day of auction, balance in 60 days or before. This auction is held under the terms prepared by Attorney Kling, Deibler & Glick 717-354-7700. 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. By bidding on this property, you are agreeing to buy under these terms.

**OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER**  
Please find our website [www.martinandrutt.com](http://www.martinandrutt.com) or Facebook or Instagram



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**AUCTION FOR:**  
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