



(New Holland Borough)



PUBLIC AUCTION

COMMERCIAL ZONED DISTRIBUTION FACILITY * .40-AC. LOT 1,550 Sq. Ft. CONCRETE BUILDING w/9-LOADING DOCKS MONDAY, OCTOBER 3, 2022 @ 4-PM



.40-AC. LOT ZONED COMMERCIAL * DOCK AREA



1,550 SQ. FT. WAREHOUSE FACILITY W/OFFICE

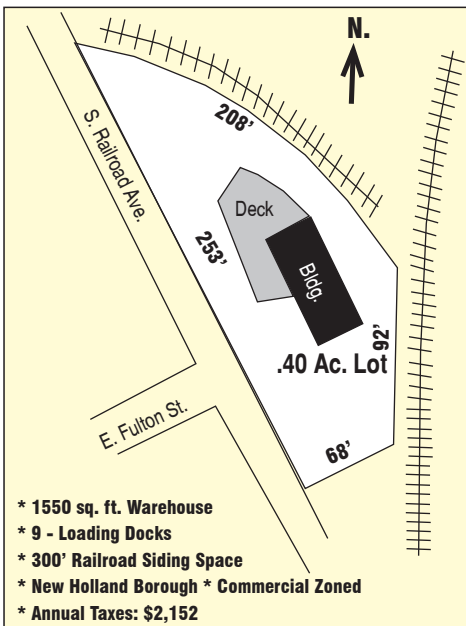


200+ FT. RAILROAD SIDING * AMPLE PARKING

Located at: 217 S. Railroad Ave. New Holland, Pa. 17557

DIRECTIONS: From Main St. (Rt. 23) New Holland take S. Railroad Ave 1-block to property on left.

REAL ESTATE: consists of a commercially zoned one-story 1,550 sq. ft. (1948) concrete block & steel warehouse building w/office, work/storage area; solid concrete & steel roof; 9-loading docks and 200+ ft. of railroad siding for shipping & receiving, ample space for 2-rail cars; 262' road frontage on S. Railroad Ave. Partial basement utility room includes a gas furnace, water heater & 200-amp service. Property is served by public water, sewer & gas; annual taxes: \$2,152. Property is currently rented to a printing business for \$550/month rent.



**OPEN HOUSE: Sat. Sept. 17 & 24 from 1-3 PM for info
call/text auctioneer @ (717) 371-3333.**

TERMS: 10% down day of sale, balance on or before 60-days. Attorney: Tony Schimaneck (717) 299-5251

Note: *Versatile maintenance-free solid concrete & steel building w/many potential uses. Property offers valuable railroad siding for any business involved in shipping or receiving goods. Nice macadam parking area. Valuable property is ideally located in downtown New Holland*

****BROKER PARTICIPATION INVITED * FOR INFO CALL (717) 371-3333 ****

For photos & listing visit www.martinandrutt.com

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
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AUCTION FOR:
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