



(Brickerville & Speedwell Area)



HYBRID PUBLIC AUCTION

COMMERCIAL ZONED 3-BR BRICK RANCHER

.39-ACRE LEVEL LOT * OFFICE SPACE & LIVING AREA

HOME BUSINESS * CAR-LOT & OTHER POTENTIAL

THURSDAY, OCTOBER 26, 2023 @ 5:00 PM



Located at 1375 Furnace Hills Pike Lititz, Pa. 17543 *Elizabeth Township

DIRECTIONS: From Lititz, travel North on Rt. 501 for 2 miles to property on right. Just before the traffic light at Brubaker Valley Rd.

REAL ESTATE DETAILS: A 3-bedroom Ranch style house w/ 2 full bathrooms & attached 3-garage spots situated on .39-acre level lot zoned Highway Commercial. House was built in 1962; has approx. 2,200sq. ft. on main level plus un-improved basement area; eat-in kitchen w/ new counter tops, wooden cabinetry & patio door to rear wooden deck; front living room w/ bay window; 3-bedrooms w/ closets; 2-full bathrooms; large front office room private entrance; rear private office; conference room; main level 1-car attached garage; deep 2-car garage on lower level; 2-unimproved rooms in lower level. On-site well & septic; oil fired warm air heat; central A/C; Warwick S.D.; taxes approx. \$4,589.

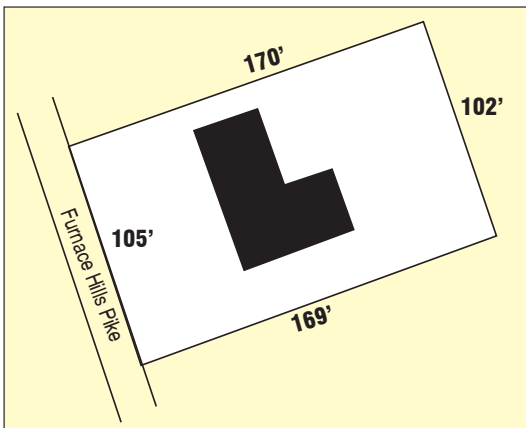
AUCTIONEER NOTE: A wonderful opportunity for your in-home business. Come to look and bring your dreams for your situation. Currently is living area and office space for a car-lot, second macadam driveway for parking. High traffic count (Rt. 501) and only 15-minute from both "Manheim Auto Auction" & "Garden Spot Auto Auction".

OPEN HOUSE DATES: Saturdays Oct. 14 & 21, from 1-3 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: \$30,000 down payment the day of auction, balance in 60 days or before. This auction is held under the terms provided by Attorney Tony Schimaneck 717-299-5251

Please visit our website at www.martinandrutt.com or Facebook or Instagram

1% BROKER PARTICIPATION, ON-LINE BIDDING AVAILABLE



AUCTION BY:
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AUCTION FOR:
THOMAS C. JULIANO