



(Adamstown/Sinking Spring/Mohnton Area)



# PUBLIC AUCTION

**1.94 ACRES COMMERCIAL PROPERTY \* 2 DEEDS**

**COM. BUILDING w/ LARGE SHOP BAYS & OFFICE**

**CAR LIFTS \* DIAGNOSTIC EQUIP. \* TOOLS**

**SATURDAY, OCTOBER 6, 2018 @ 9 AM \* RE @ 11 AM**



**COMM. SHOP & OFFICE**



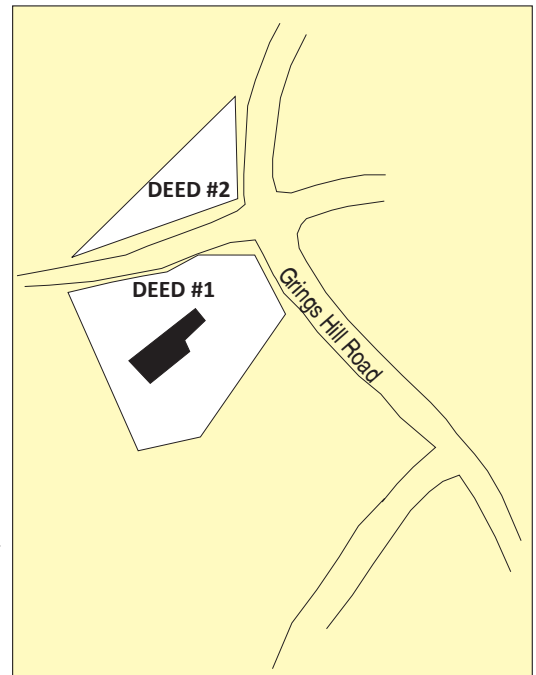
**CLOSE TO RT. 222**

**Located at: 150 Grings Hill Rd. Sinking Spring Pa. 19608**

**DIRECTIONS:** From Denver Exit on Rt. 222 travel north for 8 minutes to Mohnton Exit. Turn left to first private real estate on left (corner lot).

**REAL ESTATE DETAILS:** (2) Deeds sold together. **DEED #1;** A very nice split-face concrete block commercial building on 1.49 acres. Building is current automotive business and is approx. 5,786 sq. ft. (3,621 shop/2,165 office); fiberglass shingles; insulated windows; Natural Gas warm air heat; Rheem central A/C; 400 Amp elec.; public water, gas & sewer. Insulated 71'x 51' shop has Bay #1 w/ 19' ceiling, drive-thru (2) 14'x 14' overhead doors; bay #2 has 19' ceiling, drive-thru (2) 12'x 12' overhead doors; additional 10'x 10' overhead door; floor drains; Natural Gas radiant heat; second level efficiency apartment w/ full bathroom; HVAC w/ GE mini-split system. Office has covered entrance; open foyer; large reception area w/ abundant counter space & sitting area; 2 nice ADA bathrooms; private office; nice Epoxy floor; utility room; gas domestic W/H. One side of office is rented to a separate business till May 2019 (produces good income). Large 30 car parking lot (new macadam 2013) plus stoned lot; large business approved sign; very high traffic count; approx. 397' of road frontage; (2-acre vacant lot beside for possible lease or purchase) **DEED #2;** is a .45 acre lot is across the road on opposite (North) corner; possible billboard or large sign location; approx. 480' of road frontage; both deeds are zoned LC Local Commercial; Cumru Twp.; Governor Mifflin S.D.; total property taxes (for both) approx. \$10,464.00; owners are moving out of the area and are serious about selling. Great location, only a short drive from Reading or Ephrata.

**OPEN HOUSE DATES:** Saturdays Sept. 22 & 29, from 1-3 PM. Call/Text auctioneer with questions at 717-587-8906



**AUCTION BY:**  
**MARTIN & RUTT AUCTIONEERS**

**AY2189**

**John J Rutt II (717) 587-8906**

**Michael J. Martin (717) 371-3333**



**AUCTION FOR:**  
**ANTHONY & SHERRY HURST**

**717-572-4467**



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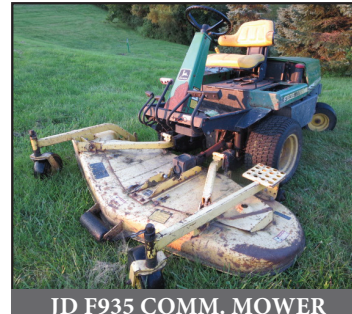
JACOBSEN WING MOWER



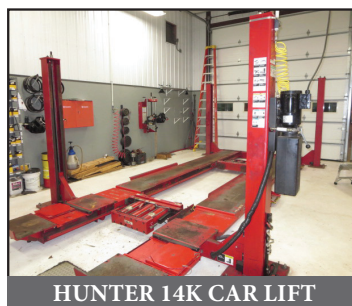
GMC 2500 PICKUP



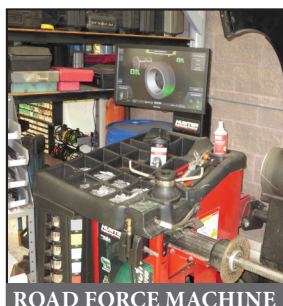
L3450 KUBOTA TRACTOR



JD F935 COMM. MOWER



HUNTER 14K CAR LIFT



ROAD FORCE MACHINE



HUNTER ALIG. SYSTEM



ROBINAIR A/C MACH.



LOTS OF DIAGNOSTIC EQUIP.

## LIFTS/DIAGNOSTIC/TOOLS:

1999 White/Gray GMC Sierra 2500 SLT pick-up w/ leather, service records, Blizzard snow plow bracket, 210K, runs good; Kubota 4x4 tractor L-3450 w/ loader & aux Hydro (3500 hr); John Deere F935 com. mower; Hunter 14,000 pound four post lift with extensions and jacks; Mohawk 12,000 pound car lift; Mohawk 10,000 pound car lift; Hunter camera alignment system, 2013 w/ updates; Hunter road force balancer GSP-9700 w/ latest software V-5 system & new redesigned screen; Hunter tire changer TCX-550; tire repair stand; 40 ton Tucker press; Advance floor scrubber (227hr); Diesel engine stand – disassembles; Bluebird engine crane – disassembles; RTI transmission fluid flusher; Sniper headlight Aimer; topside creeper; Lincoln oil drainer; Branick 7200 spring compressor; OTC Engine support bar; 134A Robinair 34788 AC machine; Zep parts washer; DRB 3 Scanner; Chrysler Starmobile; Honda/Toyota/GM factory Master Tech; Ford factory NGS; GM Tech 2; Ford factory IDS System; Autel OBD 2 & oil reset; Launch Scan Pad; Midtronics EXP800; Snap-on battery charger; Handy gas caddy; Hunter tire changer TC3500; floor jacks; trans. stabilizing stand; air, oil, & water hose reels; (2) 180 gal. oil tanks; 70 Gal Oil tank; lots of specialty tools in hard cases; Snap-On 3/8 & 1/2 cordless impacts; Oil & equipment storage rack; bumper jack; bolt bins (metric standard grade 5); windshield wiper display; shop tool carts; cardboard bailer; OTC transmission jack; body, hood, & bumper cart; shop exhaust hoses; large air compressor; Boroscope; engine smoke machine; Wurth brake clean system; induction heater; Hub Tamer; 275 gal. fuel tank with pump; 275 gal. drain oil tank; shop items; snow plow for Bobcat Skid-loader Bobcat (quick mount); cooling system pressure tester; Cooling system adapters; 3/4 inch socket set; 3/4 inch torque wrench; air impact wrenches; cooling fan wrench kit; R1234YF A/C gauge set; Pro Max exhaust manifold repair kit; PowerProbe Brake System Flushing Kit adapter set; gear oil dispensers; Assenmacher oil pump & container; SPC alignment kits; reel lights; elec. cord reels; CO2 fire extinguishers; small Acetylene tanks & cart; various computers & monitors; inventory & shop supplies; office equipment; waiting room furniture; office furniture; OKI printers; outdoor sign with letters; come early, no junk.

**REAL ESTATE BRIEF TERMS:** 10% down day of auction, balance on Dec. 7. For complete terms please call Attorney Kling & Deibler at 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. Auction held under the Attorney's terms.

**OFFERING 1% BROKER PARTICIPATION, REGISTRATION REQUIRED**  
Please visit our website at [www.martinandrutt.com](http://www.martinandrutt.com)

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