



(Leola Area)



PUBLIC AUCTION

11.2 ACRES ZONED R-2 * BRICK SCHOOL BUILDING

47,000+ SQ. FT. of CLASS ROOMS, OFFICES & GYM

POSSIBLE SUBDIVISION or TOWNHOUSES

TUESDAY, APRIL 27, 2021 @ 5:00 PM

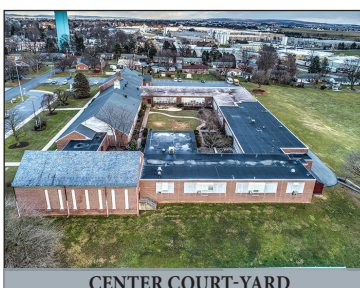
Located at 26-46 Hillcrest Dr. Leola Pa. (old Leola Elementary School)



LAND PLOTTING



OVER 47,000 SQ. FT.



CENTER COURT-YARD



87 PARKING SPACES

DIRECTIONS: From Rt. 23 & Newport Rd. intersection in Leola, travel East on Rt. 23 to first Rd. right, to school on right.

REAL ESTATE DETAILS: An 11.2 acre school property zoned R-2 Residential w/ an approx. 47,041 sq. ft. brick Commercial school building. Building is all brick construction, all on 1-level; has abundant natural lighting and includes 23 roomy classrooms; 6 common area bathrooms, some handi-cap stalls; 11 private bathrooms; large cafeteria w/ S.S. folding wall tables & roll up serving door to serve from the kitchen; commercial kitchen w/ private food outside entrance & oversized pantry rooms; gymnasium w/ 19' ceilings & rubber floor; 4 office areas; library room & storage; several storage rooms & closets; several water fountains; beautiful center-building courtyard w/ picnic area; all classrooms have windows for natural lighting; 7 entrance/exits for safety; main entrance has double door security; public gas hot-water radiator heat; 1 section has central A/C; good concrete sidewalks; good macadam parking area w/ 87 parking spaces; bus unloading area; macadam basketball hoop & play area; 2 baseball fields w/ back-stops; soccer field; numerous storage sheds; horse-tie area; public water & sewer; double throw-switch for generator; basement 30'x 75' mechanical room; plus more details unlisted. Please come look & dream! The auction is scheduled to be held live on-site. We have other bidding platforms, call to register.

AUCTIONEER NOTE: An outstanding rare property that zoning allows many possible uses. Zoned R-2 Residential w/ 610 ft. of frontage on Horseshoe Rd. and approx. 480 ft. on Hillcrest Dr, also Village Dr. dead ends to this property. The property is subject to 2 existing leases, one of which terminates April 30, 2021, and a second lease which has yearly renewal options, the last of which expires on July 30 2023. Dream big as a school, a worship building, residential development, townhouses, a day care center or many other possible uses.

ROOM SIZES: #1 38'x 21'; #2 46'x 23' w/ bathroom; #3 37'x 21' w/ bath & storage room; #4 38'x 21'; #5 37'x 21' w/ bath & storage; #6 38'x 21'; #7 office 22'x 20'; #8 38'x 21'; #10 38'x 21'; #11 38'x 21'; #12 38'x 21'; #13 38'x 21'; #14 38'x 21'; #15 38'x 21'; #16 42'x 21'; #17 42'x 21'; #18 42'x 21'; #19 40'x 20'; #20 51'x 21' w/ 2 bathrooms; #21 45'x 21' w/ 2 bathrooms; #22 20'x 20' w/ 2 bathrooms; #23 34'x 26'; #24 34'x 26'; #25 25'x 11'; #26 Gym 60'x 40'x 19' ceiling; Gym storage 40'x 10'; #27 several office rooms; #28 cafeteria 60'x 30' (additional 28'x 15' stage); #29 kitchen 48'x 29' w/ commercial appliances; 2 huge food pantries; #34 lib. 45'x 40' w/ storage; #35 storage 18'x 16'; #A Health room 16'x 15'; #B Office 16'x 15'; #C Janitors closet 16'x 15'; #D 20'x 18'; Girls bathroom 23'x 12' 4 com.; Girls bathroom 23'x 12' 3 com.; Girls bathroom 16'x 10' 2 com.; Boys bathroom 23'x 10' 2 com. & 4 urn.; Boys bathroom 23'x 10' 1 com. & 2 urn.; Boys bathroom 16'x 10' 2 com. & 2 urn.; all room sizes are approx.

OPEN HOUSE DATE: Saturday April 3 from 1-3 PM, or contact auctioneer, Call/Text at 717-587-8906, email at johnruttold@gmail.com for private showing or questions.

- Additional Information & Photos on Reverse Side -

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

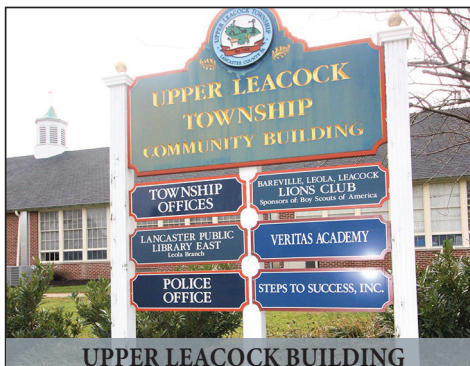


AUCTION FOR:
UPPER LEACOCK TOWNSHIP

BRIEF TERMS: 10% down day of auction, balance in 60 days. Seller reserves the right to reject any and all bids. Announcements on the day of the auction take precedence over previous advertising. This information has been provided as a courtesy to the buyer and is believed to be true & accurate, however buyer needs to verify any/all information and is buying this property as-is. Auctioneer is not responsible/liable for error or injury.

Please visit our updated website at www.martinandrutt.com

OFFERING BROKER PARTICIPATION, AGENTS NEED TO REGISTER



UPPER LEACOCK BUILDING



23 CLASSROOMS



PLAY AREA ON MACADAM



TREMENDOUS 1-LEVEL BUILDING



GYM W/ 19' CEILING



CAFETERIA



11.2 ACRES * R-2



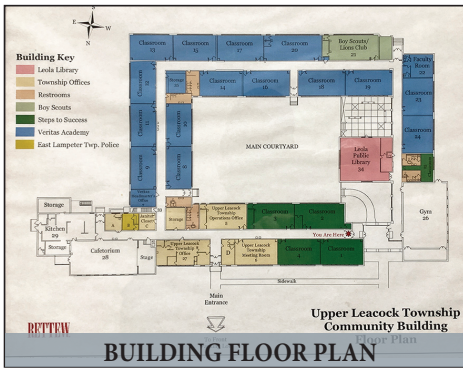
ROOM FOR EXPANSION



PRIVATE FOOD DELIVERY DOORS



HUGE CLASSROOMS



BUILDING FLOOR PLAN



HUGE COMMERCIAL KITCHEN

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