



(New Holland Area)



PUBLIC AUCTION

4-BDRM 2.5 BATH RANCHER w/2-CAR GARAGE * 1-ACRE LOT!

5,088 Sq. Ft. GARAGE/BODY SHOP * ZONED COMMERCIAL!

THURSDAY, SEPT. 23, 2021 @ 6:30 PM



5,088 COMMERCIAL AUTO SHOP



AUTO BODY SHOP W/PAINT BOOTH



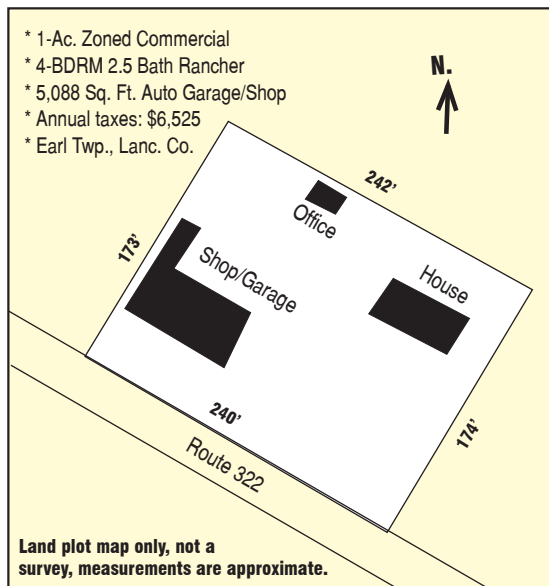
4-BR RANCHER * 1-AC COMMERCIAL

Located at 3430 Division Hwy. (Rt. 322) New Holland, Pa. Earl Twp. Lancaster Co.

DIRECTIONS: From Blue Ball, Pa. Rt. 322 W. 1-mile to property on right.

REAL ESTATE: cConsists of a 1,926 sq. ft. frame/vinyl sided raised rancher (1989) plus a 5,088 sq. ft. 2-story building used as a commercial garage/body shop; 1-acre tract zoned commercial! Main floor of home features a 29'x12' living room; laundry; ½ bath; 7'x8' mudroom; 23'x16' oak cabinetry kitchen w/ vinyl flooring; 10'x11' dining room; BR #1-19'x11'; 2-12'x10' bedrooms w/closets; BR #4-11'x12' w/closet; full bath. Lower level 15'x15' family room; 17'x8' bonus room; 2nd kitchen; full bath; 11'x10' canning storage; 10'x12' utility room w/heat pump/central AC; 2-car garage; 200 amp svc; on-site well & septic; annual taxes: \$6,525. Outbuildings: a 2-story 5,088 sq. ft. frame/vinyl sided commercial heated garage/body shop w/3-service bays w/auto lifts & commercial paint booth; restroom; break room; office & storage areas; a 10'x14' utility shed for auto sales office.

- * 1-Ac. Zoned Commercial
- * 4-BDRM 2.5 Bath Rancher
- * 5,088 Sq. Ft. Auto Garage/Shop
- * Annual taxes: \$6,525
- * Earl Twp., Lanc. Co.



Land plot map only, not a survey, measurements are approximate.



2-CAR GARAGE * 1,926 SQ. FT. HOME



AUTO SALES OFFICE SHED

OPEN HOUSE: Sat. Sept. 4 & 11 from 1-3 PM for info call/text auctioneer @ (717) 371-3333

TERMS: 10% down day of sale, balance on or before 90-days. Attorney: Kling & Deibler (717) 354-7700

NOTE: Tremendous opportunity to own this valuable multi-use property. Home has new paint & flooring, nicely updated throughout; recent new roof; wide macadam drive & parking area; both house & shop were most recently rental buildings.

For photos & full listing visit www.martinandrutt.com

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
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AUCTION FOR:
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