



(South Reinholds Area)



ABSOLUTE PUBLIC AUCTION

COMMERCIAL AUTO GARAGE & CAR LOT * .60 ACRE

3-BAY CONCRETE GARAGE * HEAT & A/C * GREAT LOCATION

SNAP-ON TOOLS * TIRE CHANGER * HUNTER WHEEL ALIGNMENT

WEDNESDAY SEPT. 8, 2021 @ 5-PM * R.E. @ 6-PM



AUTO GARAGE/SHOP



CAR LOT & SALESMAN OFFICE



WHEEL ALIGNMENT
COMPUTER

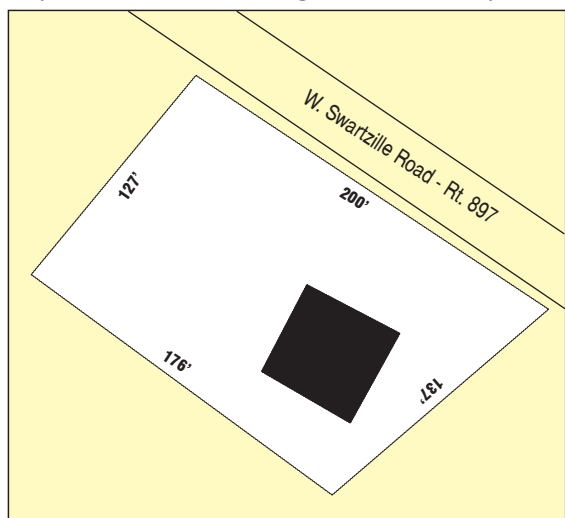


SNAP-ON
TIRE CHANGER

Located at 1110 W. Swartzville Rd. (Rt. 897) Reinholds Pa. 17569

DIRECTIONS: From Rt. 897 & Rt. 272 intersection, travel North on Rt. 897 for 2.5 miles to property on left.

REAL ESTATE: *THIS PROPERTY SELLS WITHOUT RESERVE, REGARDLESS OF PRICE!* A 2,210 sq. ft. commercial property w/ newer 47'x 47' brick/concrete block auto garage on a level .60 acre w/ large parking lot. Shop was built new in 1989 and includes a 3-bay concrete block building w/ brick front; 2-bays are complete drive-thru; front has (2) 9' wide x 10' high insulated overhead doors & (1) 9' wide x 12' high insulated overhead door; (2) rear doors are 9' wide x 8' high insulated overhead doors; ceiling is 14' high; welcoming front foyer w/ customer service counter; private office room; bathroom w/ hot water heater; parts room w/ shelving; utility room w/ outside entrance; oil fired warm air heat; central A/C in shop as well; public water; private septic; new asphalt shingle roof in approx. 2016; includes H/D air-compressor & lines; includes (2) 9,000 lb. post style car lifts by Weaver; oversized macadam parking lot for retail-sales; detached office building for car lot salesman; E. Cocalico Twp.; total taxes on approx. \$4,362. Tremendous opportunity to buy a commercial building at real auction price, sells at no reserve!



BRIEF TERMS: 10% of sold price down day of auction, balance in 60 days or before. Auction is held under the terms of Attorney Tony Schimaneck 717-299-5251.

OPEN HOUSE DATES: Saturday August 28, from 1-3 PM.
Call/Text auctioneer 717-587-8906

TOOLS & GARAGE ITEMS: Hunter Accu-Turn wheel alignment w/ all computerized components & vehicle platform style lift; Snap-On tire balancer; Snap-On tire changer; Ammco brake lathe; Sniper headlight aligner; misc. Snap-On tools; mechanic tools; acetylene torch w/ tanks & cart; older drill press; mech. Stool; 55 gallon square oil tank; water cooler; other items unlisted. All tools & equipment works and came right out of service.

Please visit our updated website at www.martinandrutt.com
OFFERING BROKER PARTICIPATION, AGENTS MUST REGISTER

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



AUCTION FOR:
RICHARD L. & LINDA L. SWEIGART