



(Blue Ball/East Earl Area)



PUBLIC AUCTION

"THE PACKING HOUSE SHOPS"

6-UNIT COMMERCIAL/RETAIL BUILDING * .36-AC. LOT 9,922 Sq. Ft. 3-LEVEL RESTORED TOBACCO WAREHOUSE

THURSDAY, MAY 4, 2023 @ 5-PM



"THE PACKING HOUSE SHOPS"



6-UNIT COMMERCIAL/RETAIL BLDG.



2ND FLOOR RETAIL SHOP ENTRANCE

Located at 4312 Division Highway, East Earl, PA 17519

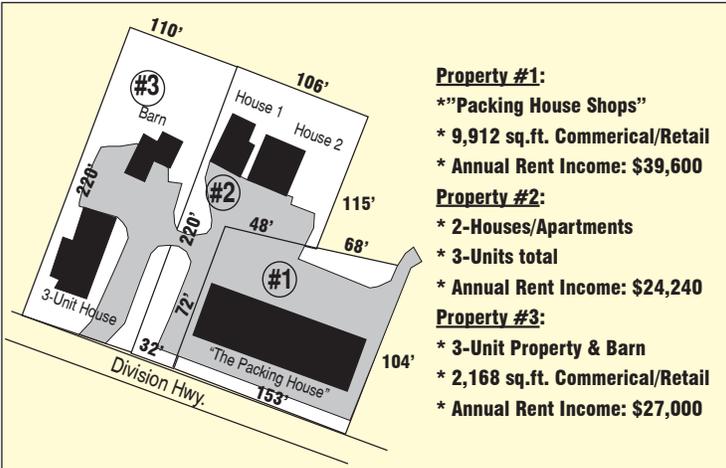
DIRECTIONS: From Rt.23/322 in Blue Ball follow Rt. 322 E. ¼ mile to property on left.

REAL ESTATE: consists of a multi-unit 9,922 sq ft. 3-level building zoned Commercial/Retail on a .36-ac. lot w/16 paved parking spaces.

1st floor suites: Includes lobby/common area & rest rooms. Unit #1 includes approx 2,100 sq. ft. currently used as a church; rent is \$950/mo. **Unit #2:** is approx 150 sq. ft. currently used a retail store space; rent is \$150/mo. **Units #3 & 4:** includes approx 2,500 sq. ft. of recently updated retail store space (The Olive Branch); break room, office & rest rooms; rent is \$1,350/mo. **2nd floor suites: Unit #5:** Includes lobby/common area & rest rooms. Unit #1 includes approx 2,100 sq. ft. currently used as a church; rent is \$950/mo. **Unit #6:** has approx 2,500 sq. ft. and is used as a woodworking shop & warehouse space, includes elevator to 3rd floor; space currently used by seller. **3rd floor:** Has 4,961 sq. ft. storage space w/ walk-up steps or elevator access, not heated.

Each unit served by central AC/heat systems; annual rental income: \$39,600; annual taxes: \$7,854.

OPEN HOUSE: SAT. APRIL 15 & 22 from 1-3 PM for info call/text auctioneer @ (717) 371-3333



TERMS: 10% down day of sale, balance on or before 60-days. Attorney: Kling, Deibler & Glick (717) 354-7700.

Note: Excellent opportunity to purchase this valuable historic landmark building w/ proven income production! Very tastefully restored throughout, great visible location!

PROPERTY SELLS COMBINED w/ADJACENT PROPERTY 4302-06 Division Hwy. East Earl, Pa.

For photos & complete listing visit www.martinandrutt.com



1ST FLOOR LOBBY/Common AREA



2,400 SQ. FT. RETAIL SPACE



2,400 SQ. FT. RETAIL SPACE



2,000 SQ. FT. CHURCH SPACE

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



AUCTION FOR:
Bennet L. Weaver