



(Reinholds Area)



HYBRID PUBLIC AUCTION

3-BAY GARAGE/SHOP * COMMERCIAL BUILDING * .29-ACRE
3-PHASE ELEC. * OFFICE & RESTROOM * HEAT & A/C
THURSDAY MAY 16, 2024 @ 6:00 PM



GARAGE OR WORKSHOP



ALSO SIDE OVERHEAD DOOR



INSIDE GARAGE



FRONT-DOOR OFFICE

Located at 20 N. Ridge Rd. Reinholds PA * E. Cocalico Twp.

DIRECTIONS: From Rt. 897 at the 4-way stop sign in Reinholds, turn North on N. Ridge Road to second property on right

#2, REAL ESTATE DETAILS: A very nice 3-bay garage/shop on .29-acre lot. Building has approx. 1,600 sq. ft.; is constructed of concrete block w/ insulated walls, then steel exterior; inside shop walls have glass-board; main part is 43' deep x 23.5' wide, open to an "L-Shaped" 19'x 16' space; (1) insulated overhead door is 12' W x 10' H; (2) insulated overhead doors are 8' W x 9' H; front door business entrance has 14'x 13' office; 9.5'x 9' employee break room; half bathroom; rear private walk-in entrance; shop area has beautiful newer Epoxy floor & spray-foam insulated ceiling; 12' ceiling; entire building is propane warm air heat & central A/C; desirable 3-phase 200-amp electric service; all new LED lighting; good rubber roof; oversized good macadam parking lot; current Commercial use, zoned AG; total taxes only approx. \$2,840. (Buyer has opportunity to buy portable steel storage box after auction).

AUCTIONEER NOTE: This is 1 of 3 adjoining properties to be sold at this auction. A Cape-Cod style house is beside this garage as well as a 2-unit Residential apartment. Please see our website for those details or Call/Text Auctioneer at 717-587-8906

OPEN HOUSE DATES: Saturdays, May 4 & 11, from 1-3 PM. Call/Text Auctioneer for more info 717-587-8906.

BRIEF TERMS: 10% down payment the day of auction, balance in 60 days. This auction is held under the terms provided by Attorney Tony Schimanek 717-299-5251.



SCAN TO VIEW

Visit our website at www.martinandrutt.com or Facebook or Instagram

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



AY2189

AUCTION FOR:
LITTLE COCALICO COMPANY

More info on other side



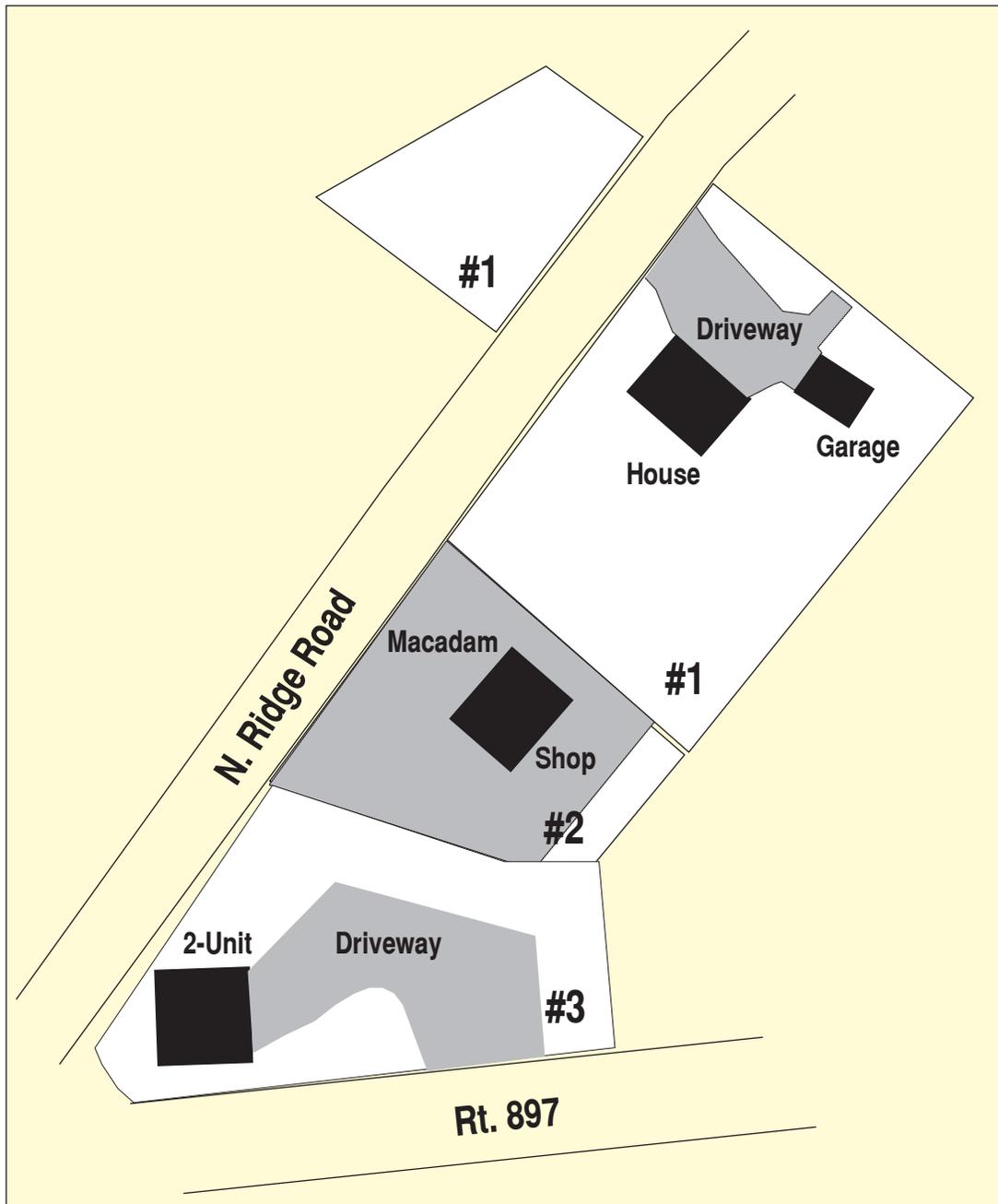


(Reinholds Area)

HYBRID PUBLIC AUCTION



**ATTRACTIVE 3-BEDROOM & 2-BATHROOM CAPE COD
.75-ACRE * DETACHED GARAGE * SIDE YARD & FIRE-PIT
THURSDAY MAY 16, 2024 @ 6:00 PM**



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AUCTION FOR:
JONATHAN & JENNIFER BOLL