



(Terre Hill Area)

PUBLIC AUCTION



COMMERCIAL PROPERTY & LARGE CONCRETE BUILDING * OFF-STREET PARKING * .46-ACRE
PUBLIC WATER & SEWER * OLD TOBACCO WAREHOUSE * 41'x 33' LOT * ZONED COMM.

THURSDAY OCT. 31, 2024 @ 5:00 PM



LARGE COMM. PROPERTY



BACK OF BUILDING



INSIDE BACK OF BUILDING

LOCATED AT: 404 N. Earl St. Terre Hill, PA * Watt St. Terre Hill, PA

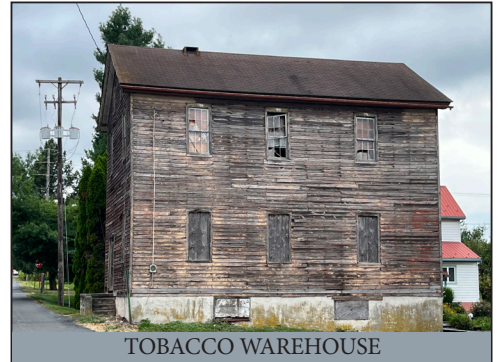
DIRECTIONS: From 4-way stop sign on Main St, turn North on Earl St. to property on the left.

#1. COMMERCIAL SHOP/GARAGE: A commercial property and building w/ large open work area, office space on .46-acre lot. A 2-section concrete block building w/ approx. 5,320 sq. ft.; one section is 78'x 40'x 10' high; other section is 55'x 40'x 15' high; includes a 24'x 10' finished office area w/ carpet flooring & heat; employee break room; public bathroom has (3) toilet stalls & sink; each section has a private bathroom w/ toilet & sink; elec. water heaters; built-in car lift; (1) 16'W x 12'H insulated overhead door w/ opener; (1) 9'W x 8' H insulated overhead door; (4) walk-out/exit doors; propane heat & heat pump; good metal roof; most exterior walls covered in steel has insulation; public water & sewer; good windows; split elec. services goes to separate meters. A rare opportunity to purchase a commercial style building in Terre Hill Boro. (2) addresses for possible double occupancy; Zoned Commercial Neighborhood; macadam parking area w/ approx. 18-parking spots; Terre Hill Boro; Elanco S.D; total taxes approx. \$5,754.

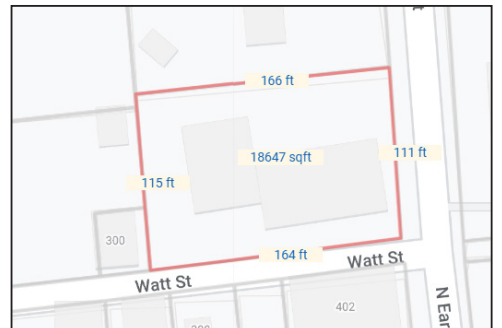
#2. COMMERCIAL WOODEN BUILDING: A 2-story old tobacco warehouse building in need of repair. Structure was built in 1900; Terre Hill Boro; lot size 41'x 33'; zoned Commercial Neighborhood; public utilities close by; Eastern Lanco School; taxes approx. \$1,673; tax ID #590-27039-0-0000.

OPEN HOUSE DATES: Saturdays Oct 19 & 26, from 1:00-3:00 PM. Call/Text Auctioneer 717-587-8906

BRIEF TERMS: 10% of sold price down the day of auction, balance in 60-days or before. This auction is held under the terms provided by Attorney Smoker Gard 717-656-6717.



TOBACCO WAREHOUSE



Please visit our website at www.martinandrutt.com or Facebook or Instagram

Scan to view

AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
John J. Rutt II (717) 587-8906
Michael J. Martin (717) 371-3333
Cameron Rutt



AUCTION FOR:
ERMA H. (late Henry) GARMAN