



(Bareville & Groffdale Area)



HYBRID PUBLIC AUCTION

**LARGE 1.5-STORY CAPE-COD * 4-BR * BASEMENT
RETAIL SPACE & LIVING SPACE * HIGH TRAFFIC COUNT
.39-ACRE * ZONED INDUSTRIAL * PRIVATE BACKYARD
THURSDAY MAY 28, 2026 @ 7:00 PM**



HOME & RETAIL SPACE



BACK OF THE HOUSE



EAT-IN KITCHEN

LOCATED AT: 354 E. Main St. Leola, PA 17540 * Upper Leacock Twp.

DIRECTION: From Rt. 23 & S. Farmersville Road intersection, travel East on Rt. 23 for ¼-mile to property on the right.

REAL ESTATE LISTING: A rare property with both living and retail space. House was built in 1961 and has a 1.5-story w/ 29'x23.5' retail space w/ brick mantle fireplace; step inside the front door to a 23.5'x18.5' living room area w/ 3-bay window; 19.5'x13' kitchen w/ wood cabinets & appliances included; 16.5'x13' family room w/ 3-bay window; 14.5'x9.5' all-seasons room w/ sliding door to level backyard; 18'x17.5' main level primary bedroom w/ 2 closets, private half-bath & private entrance from backyard; main level full bathroom w/ shower. Second level has BR#2 16.5'x11' w/ walk-in closet; BR#3 19'x9.5' w/ closet; BR#4 12.5'x9'; full bath w/ tub/shower; 28.5'x18' basement retail space; 20'x13.5 utility room; 13.5'x12.5' basement unfinished area; 200 amp service; 2022 new LP gas furnace; central A/C; public water & sewer; taxes approx. \$5,161. This house is offering solid bones, unique charm, and room to personalize, needs cosmetics, this property presents a great opportunity for both homeowners and investors alike.



RETAIL SPACE

OPEN HOUSE DATE: Saturday May 16, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

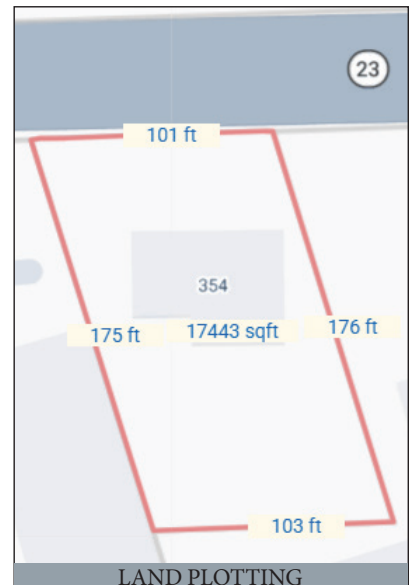
BRIEF TERMS: \$35,000 down payment the day of auction, balance in 60-days or before. This auction is being held under the terms provided by Attorney Glick, Goodley, Deibler & Fanning 717-354-7700. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify any/all written information.

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



Offering Broker Participation to Registered Agents

Scan to view



LAND PLOTTING

This is a land plot, not a survey.

AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
John J. Rutt II (717) 587-8906
Michael J. Martin (717) 371-3333
Cameron J. Rutt (717)-875-6032



AUCTION FOR:
JOANNE RAMSBOTTOM