



(Cass Twp. /Huntingdon Co. Area)



PUBLIC AUCTION

6,400 SQ. FT. FORMER AUTO DEALERSHIP BLDG. * .55-ACRE CORNER LOT
73'x22' SERVICE BAY * SHOWROOM * OFFICES * STORAGE & GARAGES
SATURDAY, SEPTEMBER 5, 2026 @ 11:00 AM



6,400 SQ. FT. COMMERCIAL STYLE BLDG.



FORMER AUTO DEALERSHIP PROPERTY



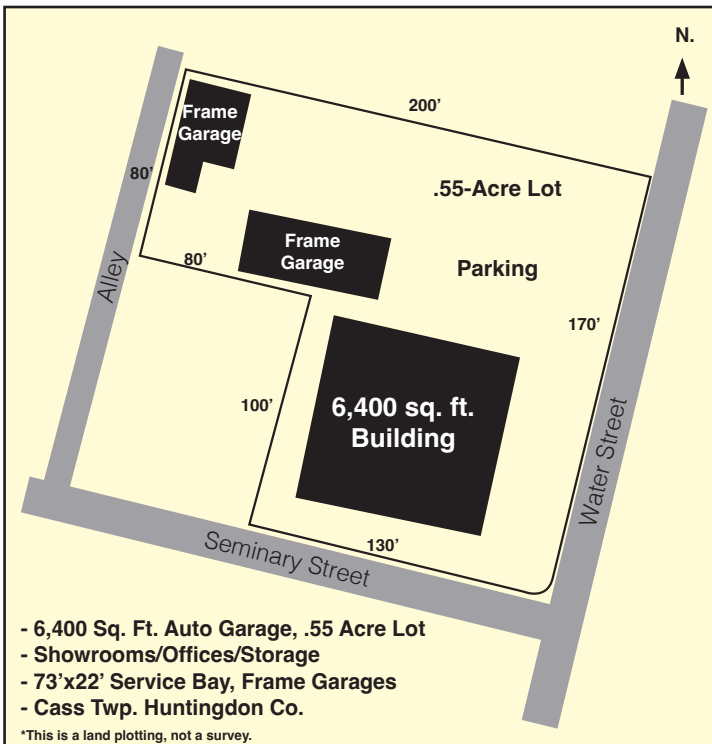
.55-ACRE PROPERTY * VISIBLE LOCATION!

**** OFFERING LIVE & ONLINE BIDDING ****

Located at: 288 Water St. Cassville, Pa. Cass Twp. Huntingdon Co.

Directions: From Rt. 76 (PA Turnpike) Fort Littleton exit follow GPS 25-minutes N. to Cassville, OR from Mill Creek Rt. 22 take Rt. 829 S. to Cassville.

Real Estate: consists of a 6,400 sq. ft. masonry block & metal siding commercial type one-story building, former auto sales & service bldg. 2-frame pole barn style garages on a .55-acre corner lot. Main building features a 73'x22' Service Bay w/ updated lighting; waste oil burner furnace; 22'x23' Parts & Service Area Office Bay; 18'x22' Service Dept. Work Area; 24'x24' Glass Showroom; 5-Offices w/mini-split AC systems; 2-Restrooms; 20'x24' Parts Room Storage; 23'x23' 2-Bay Garage Auto Recon Area; lower level has a 13'x44' utility room w/oil furnace & 2-fuel tanks, laundry hook-up; 36'x22' Inventory Storage Area: 22'x18' waste oil storage room w/7-275 gallon tanks; rest room; 24'x15' storage room w/ramp exit. **Outbuildings:** a 26'x75' frame 4-bay pole barn; a 36'x12' frame garage; a 22'x12' frame garage; excellent rental garages; on-site well & public sewer; approximately .25-acre parking lot.



OPEN HOUSE: SAT. AUG. 15 & 22 FROM 1-3 PM.
FOR INFO CALL/TEXT AUCTIONEER @ (717) 371-3333.

Terms: \$35,000 down payment day of sale, balance in 60-days. **Attorney:** Divinni & Wilt (814) 643-2460

Note: Valuable property offers endless possibilities for garage, retail store, restaurant, antique or furniture store, rental space, etc. Building is in very good condition, ready for immediate occupancy, so bring your best offer and own this great property at a very visible location in the center of rural Cassville, Pa.

FOR PHOTOS & DETAILS VISIT

www.martinandrutt.com

OFFERING BROKER PARTICIPATION * CONTACT AUCTIONEER FOR DETAILS



73'X23' SERVICE BAY



SHOWROOM/SERVICE DEPT.



NUMEROUS OFFICE SPACES



2-BAY AUTO RECON AREA

AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
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Cameron Rutt (717)-875-6032



AUCTION FOR:
SFS, LLC