

REAL ESTATE AUCTION

Bakery/Deli Store & Apartment Retail Opportunity

Tuesday, December 12, 2023 @ 2 PM

2122 Main Street, Narvon / Churchtown, Pa. - Lancaster County



From Blue Ball go East on Rt. 23 for 4.6 miles, property is on the right.

This Churchtown property presents a remarkable business / home ownership opportunity! Nestled in a charming, tourist-friendly country business district, this quaint bakery and deli have been a local gem since 2008. This prime location, with abundant vehicle traffic and ample parking, could be a great coffee shop, deli, or bakery business while enjoying the convenience of living on the premises.

Upstairs, you'll discover a cozy apartment boasting one bedroom, one bath, a family room, and dining area. Step onto the deck or gaze from the parking lot, and you'll be treated to breathtaking Conestoga Valley views, showcasing the beauty of farm country. All information is deemed to be accurate but not guaranteed.

Amenities: Real estate is being sold with some restaurant equipment. Call for details.

Private Well, On-Site Septic / Holding Tanks, Propane Tank.

Located within minutes of Blue Ball, Morgantown, PA Turnpike, Rt. 322, Rt. 10, shopping & social centers.

Attention Realtors: 1% Broker participation offered. See Website for details.

Tax Parcel # 050-06350-0-0000, Taxes \$1,936 (2023)

**Lancaster County, Caernarvon Twp., Churchtown Village District Zoning,
Eastern Lancaster Co. School District**

Open House Dates: Wednesday 11/8 (2-4 PM) | Saturday 12/02 (12-2 PM)

Terms: Down payment- \$20,000 certified funds required day of auction.

Settlement on or before February 12, 2024, Buyer Pays 2% State Transfer Tax.

For additional pictures go to www.beiler-campbellauctions.com or www.GoToAuction.com or www.auctionzip.com

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