

# JUNIATA COUNTY COMMERCIAL REAL ESTATE AUCTION

Saturday, August 24, 2024 @ 11:00 AM  
1.49 Acres • 19,000 Sq Ft • Prime Location  
Warehouse & Retail • 3-Phase Electric  
Public Sewer & Water • New Inventory Package

1105 Main St, McAlisterville, PA 17049



**Directions: From Rt 322 W take the PA-35 N exit toward McAlisterville then right on 35 N. Go for 7.4 Mi. Property will be on the left. Watch for signs!**

Prime commercial property located in the heart of McAlisterville in Juniata County. Large 19,000 square foot commercial building featuring a 7,620 sq ft warehouse with 15'4" ceilings. Loading dock & overhead doors. Finished out retail area is approximately 7,180 sq ft. Second floor area has a 2 bedroom 1 bathroom apartment & spacious loft area. New LED lights. Heat pump provides A/C & heat with secondary heat source being propane. Building has been mostly remodeled in 2014-15. Property serviced by city sewer & water. Has 3 Phase Electric! Parking area out front & located right along Rt 35! Excellent opportunity to purchase a commercial property in a great location!

### **NEW INVENTORY PACKAGE OFFERED AUCTION DAY!**

New inventory package will include new high-quality items that include: Milwaukee Power Tools & accessories, Rust-Oleum Paint, plumbing & electrical supplies, new nuts & bolts, metal works, miscellaneous new hardware, tools, & much more! This will be offered as 1 package after the real estate!

**Open House Dates:** Saturday Aug 3 from 10:00-12:00

Tuesday Aug 6 from 1:00-3:00

**Terms:** \$50,000 deposit day of auction. Buyer pays 2% transfer tax. Settlement by October 25, 2024 or before.

**Real Estate Taxes:** \$7,015

**BEILER-CAMPBELL**  
AUCTION SERVICES



AY# 002026

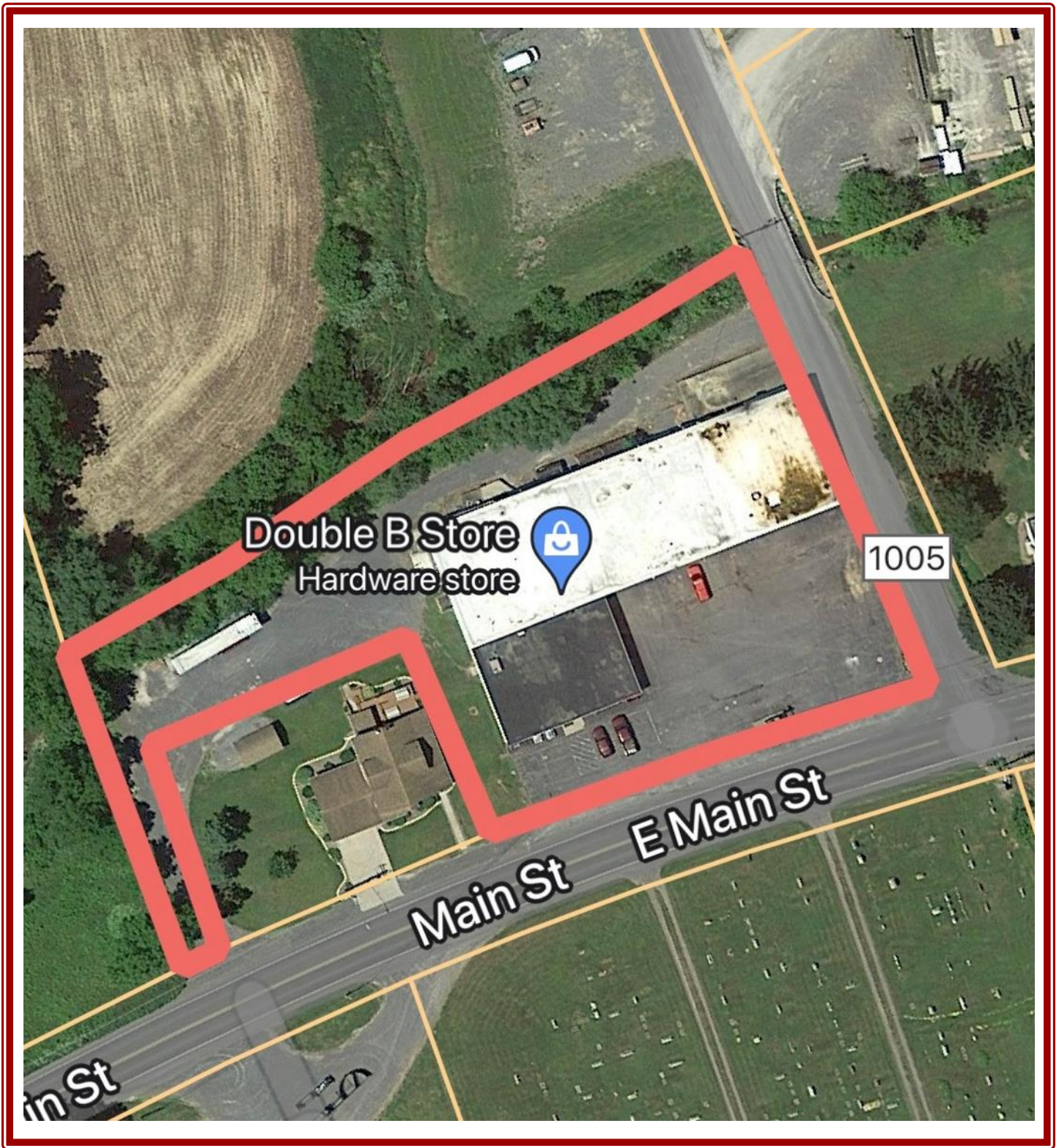
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**Auctioneer:** Jake Yoder AU #005851

Ph. (717)-513-5386

**Sellers:** Double B Farm Supply





Aerial is deemed to be accurate but not guaranteed. This is not a survey.

For more information, pictures and forms go to: [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.auctionzip.com](http://www.auctionzip.com) or [www.GoToAuction.com](http://www.GoToAuction.com)  
Or scan the QR code in the bottom right corner.

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