

Online Commercial Real Estate Auction! Super Prime Hermitage Business Property

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Online Auction
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339 South Hermitage Road, Hermitage, PA 16148



Now Accepting Silent Bids!
Bidding Concludes, Thurs., Aug. 12th at 1:00 PM

**Seller reserves the right to conclude the auction early, if a bid is accepted prior to ending day published.*



Seller wants to sell this prime property! Reserve has been drastically reduced 2 times. This is a fantastic Hermitage location!!
Bids over \$100,000.00 will be considered as the starting point

Bid Now!

Overview:
Possibly the Best Commercial Property Available in Hermitage, PA.
Per Seller, Taxes Approx. \$485.00!

Bid Now!

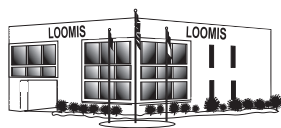
Traffic Count in the 1000s Per Day
Approx. One Half (1/2) Acre • City Utilities • Commercial Zoning
Just Some of the In Site Neighbors:
Home Depot, Staples, Koles, Lowe's, Applebee's, Get Go, Speedway, Huntington Bank, Red Lobster, Starbucks, and Many, Many More!

DRIVE ON INSPECTIONS PERMITTED
Real Estate Agent/Broker Participation Invited!



Real Estate Terms & Conditions: Property Sold AS-IS. 10% Deposit of final bid, auction day. 10-15% Buyer's premium added to final bid, auction day. Balance at closing. Guaranteed Clear, Good Title At Closing.
Closing Costs: Unless specified in writing, buyer and seller, assume closing costs, split 50% seller / 50% buyer. All current taxes prorated the time of settlement. Any and all delinquent taxes are assumed and paid by seller. All information has been provided by seller. It is the sole responsibility for buyer to perform any and all due diligence, prior to bidding. Bidders / Buyers understand and agree to the terms and conditions, and real estate auction agreement, prior to bidding. Bidders / Buyers agree to "hold harmless" Loomis Auctioneers of any, and all liability, whatsoever. Need financing? Contact Loomis Auctioneers for more info. **Real Estate Agent Participation Invited.** Need assistance or have questions regarding the auction process? Need lending or other financial info? Call us regarding the FAQ's. How do I bid? Do we need all the money auction day or at the closing of auction? Not at all, only the deposit and buyer's premium. The balance at closing. Can we have an extension for closing? Yes, for qualified buyers. Call us, we can answer all the questions, we love to talk to our bidders!

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West Middlesex, PA 16159

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