

Hess's Auctioneering

Real Estate Information Sheet

Property Address: 4507 North Susquehanna Trail, Shamokin Dam PA 17876

For Inspection Phone: 570-428-2920

Email: Devin@godigitalpa.com

School District: Snyder County Schools

Taxes: \$5,082.00 – Shamokin Dam Borough

Acreage/Lot Size: 5.9 (+/-)

Zoning: Commercial – Retail Use

Type of Structure:

Building #1-

3,500 square feet Retail Building with an additional 1,600 square feet Green House.

Retail building has 3-High Efficiency Heat Pump Units (New in 2016), New Flooring and Insulation in 2018, Shingle Roof within 15yrs, 1 half bath, Well pump/connectors replaced in 2017. Holding Tank pumped in 2017

Retail building has an additional 1,200 square feet upstairs with double door access.

Green House has New Roof and a 200,000 BTU Modine Propane Heater

Building #2-

Two Story Storage Building with 1,800 square feet upstairs and large sliding door access.

Upstairs storage with 100 square feet heated office with 60 Amp Subpanel.

Ground Level storage 1,800 square feet stall type and open with front access.

Building #3-

Large 1,800 square feet Maintenance Building with 10'x10' garage roll-up door with electric opener & Spray foam insulation interior.

6 Large 20 x 20 Mulch and Stone Bins

Building #4-

Large 1,800 square feet Pole Building

Building #5-

Medium Size 300 square feet Out Building with 300 square feet covered area.

60 Amp Subpanel and Working Well/Pump.

Recent Improvements:

A New 50(+) feet wide entrance and a new 12' x 12' culvert pipe.

New Paint Exterior and Interior in 2016

New Flooring 2018

New Insulation 2018

New Heat Pump 2016

Pex/PVC Plumbing

Spray Foam Insulation 2017

New Area Lighting

Security Cameras/System

New Green House Roofing 2016