

PUBLIC AUCTION

**12,000 SF BUILDING ON 1.18 ACRES
ZONED VILLAGE COMMERCIAL
(ZONING PERMITS MULTIPLE USES)**

CURRENTLY COUNTRY ADDITIONS FURNITURE MANUFACTURER/RETAILER

THURSDAY, NOVEMBER 2, 2023 @ 4 PM



LOCATION: 420 Beacon Street, Birdsboro, PA 19508

REAL ESTATE: Two prime, connected buildings in the heart of Birdsboro **zoned Village Commercial**, each consisting of 6,000 SF with over 1 acre flat area for plenty of parking which provides **endless possibilities!** The newer frame & steel building (built in 2007) consists of a finished showroom, bathroom and office on the main level and another finished showroom and storage room on the second level with A/C and electric heat. The brick building features a woodworking shop on the main level, storage on the 2nd level, a full basement and has oil hot air heat . This building has newer wiring (2007), many newer windows and heating only 5 years old. Buyer will have the option to purchase the complete line of equipment and all the existing inventory, call to receive a list of these items.

NOTE: Owner is retiring and plans to sell. **Many possible uses for this property!** Village Commercial zoning provides opportunities for retail stores, restaurants, single-family detached and single-family semi detached dwellings and more!

Check the zoning and bring your ideas for this rare opportunity! Come prepared to bid, suggested opening bid of \$300,000!

OPEN HOUSE: Saturday, October 7, 14 & 21 (1-3 pm) or by apt. call 610-286-5183 .

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Vincent A. & Joan P Suglia. Kling & Deibler Attys.

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com
610-286-5183

AUCTIONEERS - REALTORS - APPRAISERS



Lot Size/Acres: **1.18 Acres**
 School District: **Daniel Boone**
 Township: **Birdsboro boro**
 County: **Berks**

Taxes: **\$7,497**
 Zoning: **Village Commercial**
 Type: **Retail/Manufacture/Warehouse**
 Square Feet: **12,000**

Condition: **Good**
 Flooring: **Carpet & Concrete**
 Basement: **Yes**
 Heating: **Electric & Oil Hot Air**

Cooling: **A/C in Showrooms**
 Water: **Public**
 Sewer: **Public**
 Outbuildings: **None**



Information deemed correct but not guaranteed.



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HorningFarmAgency.com
610-286-5183