



# PUBLIC AUCTION COMMERCIAL REAL ESTATE

1750 Sq. Ft. Warehouse with Office (336 sq. ft.)

**THURSDAY, JULY 18<sup>th</sup> 2019, 6:00 P.M.**

- Zoned C-1 Commercial/Retail
- 8+ Parking Spaces
- 515 foot of road frontage on High Volume Route 30
- 9' x 9' treated loading dock deck with forklift ramp
- 10' wide x 7' high Overhead Door
- Glass door warehouse entry w/ sliding security door
- Separate outside Office entry door
- 40' x 8' Canopy, 2 half baths on main floor
- 16' walls, Concrete Block Construction
- 240 Amp/3 Phase Electric Service, Oil tank
- Electric water heater and more
- NET INCOME as rental approx. \$13,000 yearly
- County and State Tax 2019 Base= \$657.94
- Paradise Twp. School Tax approx. \$2400.00

**3566 Lincoln Highway East,  
Paradise Twp.(Kinzers), Pa. 17535**



More photos on back

**Real Estate OPEN HOUSES: SATURDAY, JULY 6 & 13,  
10:00 a.m. til 12:00 Noon  
or shown by appointment, contact Patrick Morgan @  
717-278-9202**

Photos and descriptions available @ [www.pmorganauctions.com](http://www.pmorganauctions.com)



**Patrick Morgan**

**AUCTION SERVICES LLC**

AY002383

**PATRICK MORGAN**  
717-278-9202

**DUSTIN SPENCER**  
717-203-3225

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**REAL ESTATE TERMS:**  
10% day of sale. Settlement within 60 days. Property being sold "As Is"

**ATTORNEY:**  
Patrick Deibler, Kling and Deibler.  
717-354-7700

**Terms by:**  
**George & Lydia Stoltzfus**

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