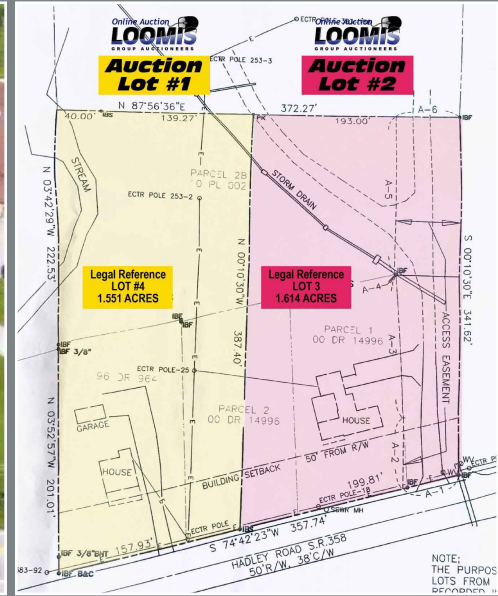


# 2 PRIME COMMERCIAL PROPERTIES ONLINE REAL ESTATE AUCTION

For Giovanni (John) Di Stefano

Go to **LOOMISAUCTIONS.COM** & Click on **"ONLINE BIDDING"**, Search Auctions!

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Click & Bid

**86-90 Hadley Rd, Greenville, PA 16125 - Hempfield Twp.**

Click & Bid

## Lot #1



## SUPER PRIME COMMERCIAL PROPERTY! Online Bidding Underway, Now!

**Bid Now!**

### BIDDING ENDING SOON!

**Bid Now!**

#### Lot #1: 86 Hadley Rd.

3 Bedrooms on upper level,  
1 1/2 bathrooms, living room, dining room, kitchen, full unfinished basement, detached 2 car garage. Sits on 1 1/2 acres.

#### Lot #2: 90 Hadley Rd.

Was on the market for \$250,000.00! 3 bedroom (master in lower level, 2 on upper level) 1 1/2 bathrooms, living room, dining room, kitchen, small enclosed back porch, partially finished full basement, detached 2 car garage. Sits on 1 1/2 acres.

#### Lot #3: Lots #1 & #2 Combined As One

**Nearby properties:** Walmart, New Hotel, McDonalds, Dollar Tree, Strip Malls, Tractor Supply, Major and Local Retailers. Very high traffic counts!

**Open House: Tues., July 19th, from 6:00 - 7:00 PM**

**Call or email us to schedule a viewing appointment today!**

Drive by inspections okay. Inspections only with approval of Loomis Auctioneers.

Doors open on auction day, 1 hour before bidding ends, for final inspections.

Auctioneer will accept bids on the "auction floor" at this time.

**Real Estate Agent/Broker Participation Invited!**

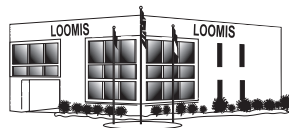
## Lot #2



**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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