

# ONLINE ABSOLUTE REAL ESTATE AUCTION 48,500 SF PRIME BUSINESS / COMMERCIAL PROPERTY

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Property Line Representation For Reference Only



**For the Greenville Area School District  
71 Columbia Avenue, Greenville, PA 16125**



## NOW SELLING AT ABSOLUTE AUCTION!

To be sold to the highest bidder without reserve! Current bid at time of this publication, at only **\$80,000.00!**

**Online Bidding Underway Now!**  
**Bidding Concludes, Thursday, Oct. 29th, at 6:00 PM**



**This 48,500 Sq Ft, two story building, has been well maintained. The building is on the Southwest corner of Columbia Ave & East Street and sits on 4.74 acres.**

**Square Footage: Approx. 48,500**

Admin Office: Approx. 1630 sq. ft. • Library: Approx. 1600 sq. ft. • Gym: Approx. 3127 sq. ft. with stage • Kitchen with Fixtures • Approx. 34 parking spaces • Freight Elevator and Dock

**Lot No.55521017; 4.74 acres; 400 x 600 lot • Zoning: R3**

**Roof:** Minor repairs have occurred as needed, most recent in Spring of 2017. Area over classrooms 28 years. Garland built up roof over the Gym, Office and Nurse's office under warranty until 2020. **Heating system:** Gas boiler with individual air over electric ventilators, the two Crane boilers have received regular maintenance.

**Air conditioning:** Office, Library, Computer lab. 3 package units. **Electrical Service:** 800 Amp 3 phase. Back-up generator provides power for emergency lighting and exit lights. **Other:** Exterior signage, elevator, loading dock, fire/safety alarm system (does not call out), 6 at-grade doors, wheelchair accessible. **Plumbing:** Combination of copper and galvanized. **Water /Sewer:** Public. New interior shutoffs, meter, backflow preventer, pressure regulator valve in 2012.

**Telecommunications:** Main phone service with taps at each room, T1 capabilities.

**Open House / Inspection: Mon., Oct. 19th, from 5:00 - 6:00 PM**

Please call or email us to schedule your private viewing appointment at any time.

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

**Bid Now!**

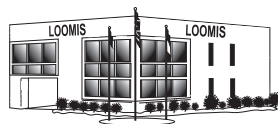
Doors open on auction day at 4:30 PM for final inspections.  
Auction Staff will also accept bids on the "floor" on auction day.  
**Real Estate Agent/Broker Participation Invited!**

**Bid Now!**

**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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