



# ONLINE INTERNET AUCTION

## APPROX. 68,000 SF PRIME BUSINESS / COMMERCIAL PROPERTY



Go to **LOOMISAUCTIONS.COM** & Click on **"ONLINE BIDDING"**, Search Auctions!  
 Register for any online / internet auction, and get ongoing exciting new auction notices, @ [loomisauctions.com](http://loomisauctions.com)

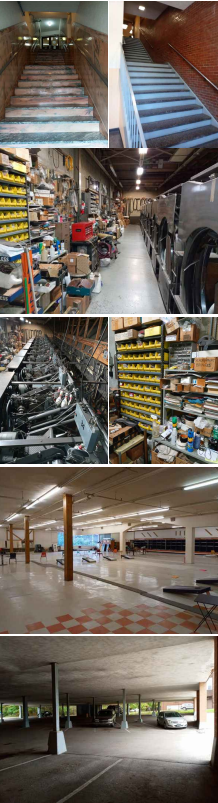


Go to [loomisauctions.com](http://loomisauctions.com) & click on "Online Bidding" to view listings, video, images & bid!

**Regional Destination Landmark, since the 1950s! 1216 Hall Ave, Sharon, PA 16146**

**Owners Retiring! Approx. 68,000 SF Multi Facility, 2x Level Rental Income, Plus Thriving Business!**  
 Up to 7 Rentals! 4 Occupied Now! Huge Parking Lot for 100s. Bidding Starts at a Very Low \$250,000.00 (\$3.67 Sq Ft) \*Extremely Well Maintained, Move-In Ready!

### Online Bidding Underway Now! Bidding Concludes, Thursday, Dec. 3rd, at 6:30 PM



**Notice to all customers: it is business as usual, 110% at Thornton Hall Bowling & all other businesses in the facility, during and after the auction process!**  
**Fantastic Business & Investment Opportunity. A Landmark Location & Business Established for Nearly 60 Years!**

Offering the real estate, existing business assets, fixtures, inventory, equipment, & support equipment. A turn key opportunity, like no other! A must see & consider! Beautifully maintained, super clean building and business! Less than 1 minute to Avalon Country Club, Golf Course, Buhl Park, & Sharpsville PA. Just a couple of minutes to the city core of Hermitage & Sharon, PA. Approx. 68,000 sq. ft. multi business facility on approx 2.5 acres. (Like a small mall property.) A huge blacktop parking lot horseshoe's the building!

**Upper Level #2: Approx. 34,000 Sq. Ft. Super 44 Lane Bowling & Events Center**  
 AMF & Brunswick automatic pinsetters, party room, vending, snack bar, restrooms (newer), sound system, etc. \*Includes approx. over \$60,000.00 of new, and like-new bowling center inventory, parts, and support repair equipment.  
**Lower Level: Unit #5:** Approx. 10,000 Sq. Ft. Retail Space (Available): Includes all equipment from a retail food center. Walk-in coolers/ freezers, meat & bakery, retail coolers, etc. included. Separate services. **Unit #4:** Approx. 3,000 Sq. Ft. Newly Renovated Retail Space (Available): Includes newly built out, walk-in cooler & other equipment included. Separate services. **Unit #4B:** Rental (Rented) Approx. 700 Sq. Ft. **Unit #3:** Rental (Rented) Approx. 600 Sq. Ft. **Unit #2:** Pub/Restaurant Rental (Rented) Approx. 1,100 Sq. Ft. **Unit #1:** Approx. 10,000 Sq. Ft. Under Roof Parking (Available): Easily Enclosed for Storage, Warehousing, Etc. **All information is provided by the sellers.**

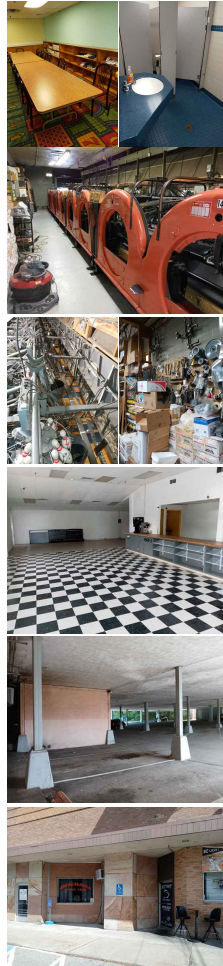
### Open House / Inspection:

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.

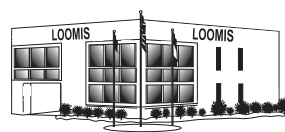
**Bid Now!**

Doors open on auction day at 5:00 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!



25 Executive Ct, P.O. Box 298  
 West Middlesex, PA 16159

Call Trish, Justin or Rod today, to see if your property, business, farm, land or equipment is a candidate for internet or standard auction. We have more business experience and qualified buyers globally and in the region, than any other auction company.

**Client Services: (724) 528-2550 Ext. 212**  
**or: (724) 528-2550 Ext. 214**



\* Buyers of all categories of inventory! [loomisgroupco@gmail.com](mailto:loomisgroupco@gmail.com)



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