

PUBLIC AUCTION

Commercial Real Estate
10.6 acres w/ 8490+/- Square Ft. Building
Thursday, July 28, 2016 @ 6:00 P.M.

2009 Gap-Newport Road, Cochranville, PA 19330



Directions: From Rte. 10 and Rte. 41 intersection in Cochranville, Go south on Rt. 41 apx. 1 mile to property on left

Description: 10.6 +/- acres with 8490+/- Square Foot Building most recently used as a school. Features multiple office/classrooms, large reception area, (3) restrooms, private employee entrance, ample parking and more.

Special Mention: Zoning is AP and we have a special exception allowing continued use as an educational facility, as well as various uses allowed by virtue of Londonberry Township. Please review additional documents or call Auctioneer regarding property usage. Agreement of Sale can be conditioned upon Township approval within the time frame of October 31, 2016 settlement. Sketch of interior floor plan available on-line.

Open House:

Thursdays: June 23 and June 30 (6-8 pm)

Saturdays: June 18 and June 25 (1-4 pm)

Terms: Down payment of \$45,000 required day of sale. Settlement on or before October 31, 2016. Transfer taxes to be paid by buyer. Real Estate taxes shall be prorated.

Attention Realtors: 1% Broker Participation being offered to Realtors who pre-register their buyers and who become the successful bidder day of auction. Pre-registration forms are available on-line at www.auctionzip.com or www.beiler-campbellauctions.com.

For additional pictures go to www.beiler-campbellauctions.com

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AUCTION SERVICES



www.beiler-campbellauctions.com 1-888-209-6160



Auctioneer: Christ Taylor AU#005421
(717) 371-1915

Sellers:

George Fox Friends School &
Janet Eaby (717) 575-2435

Attorney: Ira Binder (484) 643-3325



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