

PUBLIC REAL ESTATE AUCTION

Commercial Property – 2 Large Shops & Ranch home

Berks County, Caenarvon Township

Friday May 20, 2022 @ 5:00 PM

3507-3509 E. Main St., Morgantown, PA 19543



Directions: From Morgantown, take PA-Route 23 East ½ mile property on left.

Prime commercial property consisting of 2, adjacent parcels being used as an auto mechanic's shop. Located along PA - Route 23 with 95 ft of road frontage. Location averages a daily vehicle count of 15,000 vehicles per day. **Building #1** - (3,550) sq. ft garage - w/16 ft ceiling. **Building #2** - (28x34) 2,150 sq. ft auto repair garage with built in lifts - w/office and utility room **Building #3** - 3 bed/1 bath rancher. Public water and public sewer. Property is ideal for an auto mechanic shop, furniture manufacturing shop, auction house or maintenance center. Properties are C1-Zoned (mixed commercial district within Caenarvon Township, Berks County). C-1 Zoning allows many permitted uses by right, such as: a school, place of worship, municipal use, club, or lounge, boarding or lodging house, retail business, service establishment, business office, bank or fiduciary institution, shop or repairs, funeral home, family daycare home, group daycare or single-family semi-detached dwelling. Ideal for a townhouse community.

Auctioneer Notes: 1.2 miles to the entrance of PA turnpike exit. Approx. 1.2 mi from major retail development consisting of national brand restaurants and retail stores such as: Lowe's, Dunkin Donuts, Arby's, Taco Bell, Rite Aid, Sheetz, Advanced Auto, Walmart, and Dollar Tree. and only 1.8 mi from Twin Valley School High School and Middle School. Close to many local manufacturers.

- Townhouse Community Redevelopment Opportunity on 3/4 Acre (Density Permitted By-Right)
- Offers C-1 Zoned Parcels with 5,500 SF of Gross Leasable Space with 95 ft of frontage on PA-Route 23
- Berks County, Twin Valley School District, Caenarvon Township Taxes \$7,526 (2022)
- Down payment \$45,000. Settlement on or before July 21, 2022

Open House: Friday, April 15, 2022, 1-4 PM & Wednesday, April 27, 2022 1-4 PM

- **Attention Realtors:** 1% Broker Participation offered to registered Realtors. Broker participation terms and forms are available at www.beiler-campbellauctions.com

For more pictures go to: www.beiler-campbellauctions.com • www.auctionzip.com • www.GoToAuction.com

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Auctioneers:

Elvin Stoltzfus (610)-333-5447 AA# 019514

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

Seller: Jennifer & Stewart Hauser

Attorney: Kling, Deibler, and Glick 717-354-7700

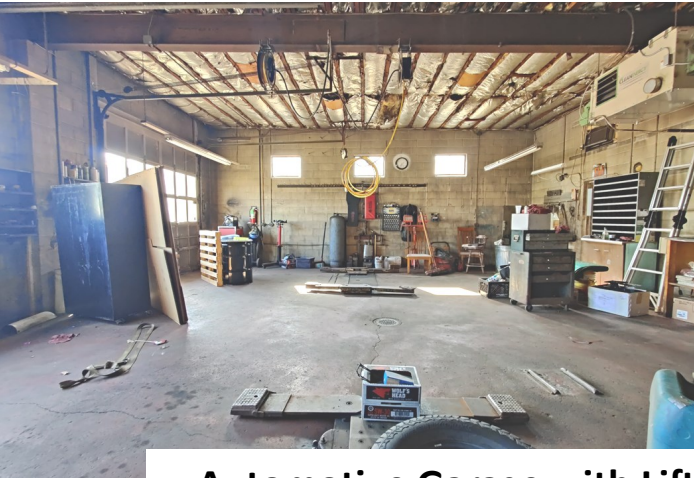




42 x 62 Shop with 16 ft. Ceilings



Rancher & Rear Yard



Automotive Garage with Lifts - Waste Oil Furnace & Office

