

# COMMERCIAL PROPERTY AUCTION

22 +/- Acres of Commercially Zoned Land  
Mon. November 20, 2023 @ 1 P.M.

810 Simmontown Rd, Gap, PA 17527- Lancaster County



Preliminary – Prospective Rendering (Un-Approved and Conceptual Only)

**Directions:** From Gap, take Route 30 East, go to Simmontown Road, turn Right, Property on the right.

## Property Description:

**22 Acres Commercially Zoned Land** offered on auction at the intersection of US Route 30 / Lincoln Highway and Simmontown Road in **Parquesburg / Gap**. Great Opportunity for Commercial Space, Contractor Space, and so much more right in the Gap Area. Public Sewer is available to this location and has a combined AADT of over 17,000 cars per day! Bring your plans, your vision, your developer.

**General Commercial Zoning.** - This zone provides suitable locations for highway-oriented retail, service, and other businesses.

**Annual Property Taxes:** \$435.00 (estimated)

**See Salisbury Township Zoning Officer for approved uses.**

**Open House Dates:** Wed. October 4, @ 1 P.M.

For details/private showing call **Elvin Stoltzfus @ 717-863-8740**

**Terms:** Settlement on or before **January 22, 2024.**

**\$100,000.00** down payment on the day of the auction.

2% transfer tax to be paid by the buyer.

Real Estate taxes to be prorated from settlement day.

**Attention Realtors:** 1% Broker Participation offered. See Website for details.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383



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## **Auctioneers:**

**Elvin Stoltzfus AA# 019514 - Ph. 610-333-5447**

**J. Meryl Stoltzfus-AU#005403 Ph. 717-629-6036**

**Sellers:** Wilmer & Myma Stoltzfus





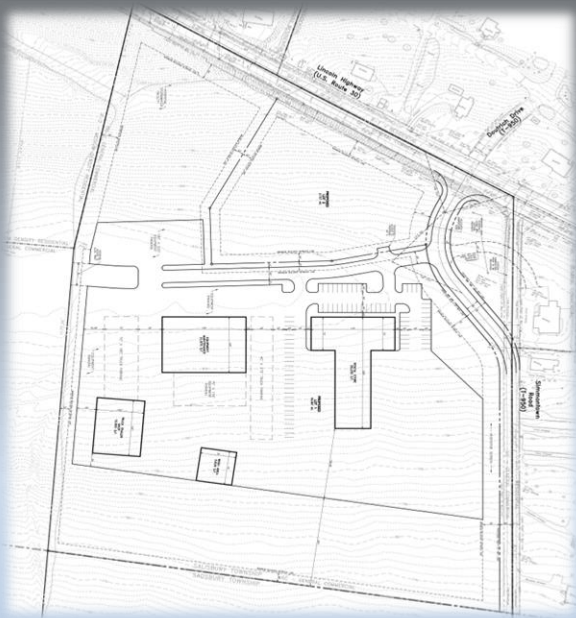
North



**Preliminary – Prospective Plan**

**(Un-Approved and Conceptual Only)**

**Storm Water and Other Variable Governmental Controls may apply per usage.**



**Preliminary-Survey Plan2**

