

COMMERCIAL PROPERTY AUCTION

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

810 Simmontown Rd, Gap, PA 17527- Lancaster County



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 **Parkensburg / 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 or www.GoToAuction.com or www.auctionzip.com ID# 23383



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AUCTION SERVICES



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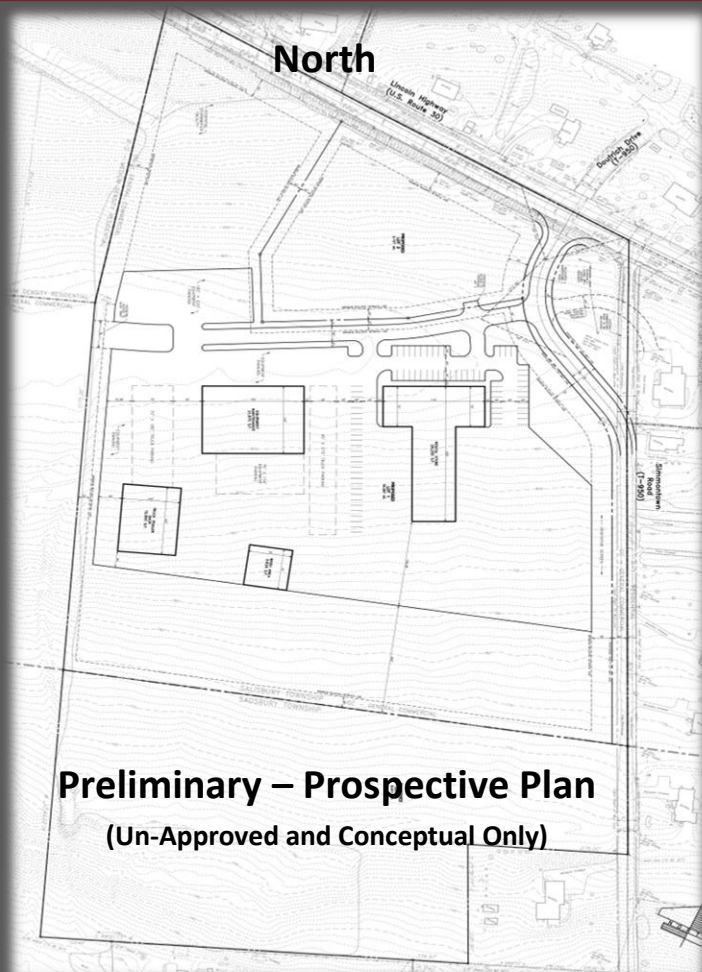
Auctioneers:

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

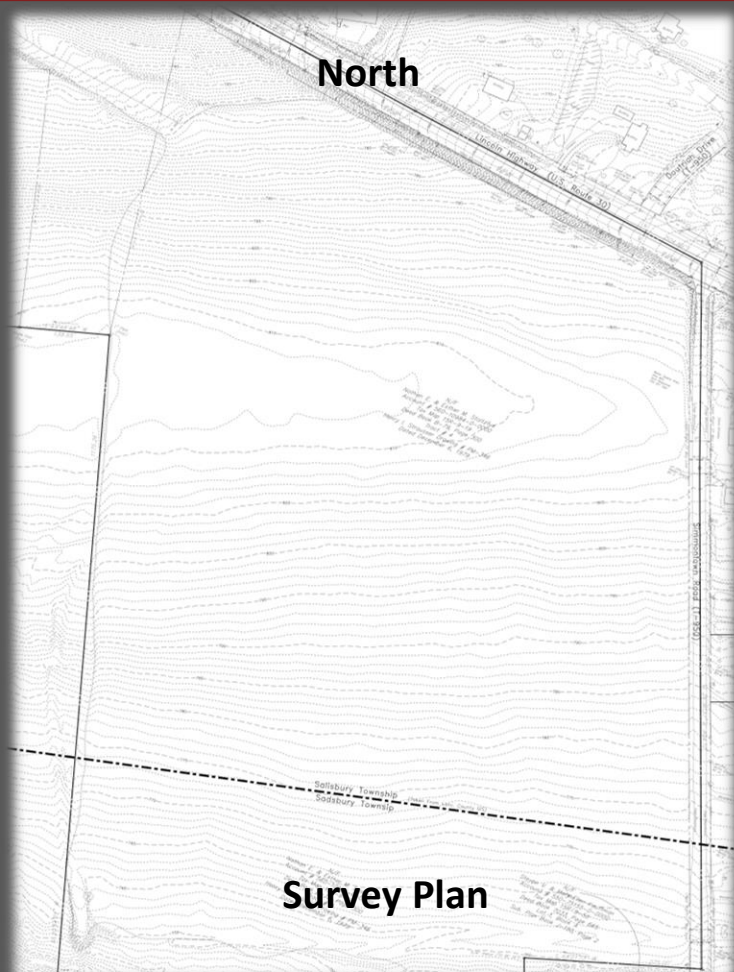
J. Meryl Stoltzfus-AU#005403 Ph. 717-629-6036

Sellers: Wilmer & Myma Stoltzfus





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



Survey Plan

