

Commercial Property Mixed-Use | 2 Buildings

Prime Location | High Visibility | 1.7 Acres

PUBLIC AUCTION

Lancaster County



5399 Lincoln Highway, Gap

Directions: From Gap, take Rt 30 East, Property on Intersection of Rt. 897 & Rt. 30

PROPERTY FEATURES

Commercial Property – Former Retail Store & Repair Center

Building #1: Commercial building with +/-13,000 sq. ft, including workshop areas with 4 overhead doors, office & showroom area. Rear Loading Dock. Covered front porch area. Central AC, 240 amp electric. Outdoor covered storage & loading dock.

Building #2: Commercial masonry building with +/-5,000 sq. ft., (new in 2018), 18-foot ceiling, wash bay, restroom, office/sales area, multiple workshop areas, 1,364 sq. ft. loft area, 3 overhead doors, and large loading dock.

- Dual Road Frontage – Route 30 & Route 897
- Salisbury Twp, Pequea Valley School District
- Tax Parcel # 560-43266-0-0000
- Public Water & Sewer
- Annual Taxes +/- \$18,945 | 2025
- Zoning: General Commercial (Includes Repair Use via Variance)

OPEN HOUSE

Mon, Aug. 18 @ 4-6 PM
Thur. Sept. 4 @ 4-6 PM



AUCTION DATE

Tuesday

**Sept. 30,
2025**

Real Estate
@ 3 PM

TERMS

- **Settlement** on or before December 15, 2025
- **\$100,000 down payment** at auction
- 2% Transfer tax to be paid by the buyer
- Billboard on property is on a long-term lease
- 2 Separate buildings sold as an entirety
- Real estate taxes prorated from settlement day
- **Bridge loans available**—Call for details

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS: This versatile commercial offering includes two well-maintained masonry and steel buildings ideal for retail, service, light industrial, or mixed-use operations. Exceptional visibility, functional design, and flexible zoning make this property a rare opportunity for business owners, investors, or developers.



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AUCTION SERVICES

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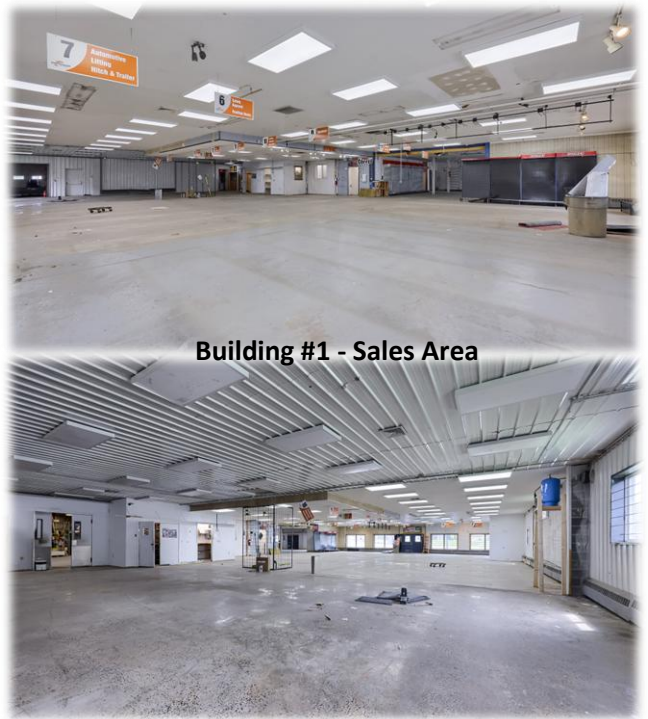
Auctioneers:

Elvin Stoltzfus AU# 006393
717-863-8740
J. Meryl Stoltzfus AU#005403
717-629-6036



Sellers:

Wilmer & Myma Stoltzfus
Attorney for Seller:
Nicholas T. Gard LLP



Building #1 - Sales Area



Building #1

Building #2



Building #2



Building #2

Building #1



Building #2



Building #2



Building #2 - wash bay