

Commercial Property

Commercial Building | Corner Lot | 0.7 Acre

PUBLIC AUCTION

Lancaster County



835 Route 41, Gap, PA

Directions: from Gap, take Route 41 South, property on the left before you get to Route 741.

PROPERTY FEATURES

Prime Commercial Investment Opportunity in Gap, PA

- Building: 2,468 ft² single-story structure, fully set up for retail use
- Zoning: C-3 / General Commercial – permits regional retail, restaurants, drive-thru, & service-oriented businesses
- Traffic Exposure: +/- 18,000 vehicles per day
- Utilities: Public Sewer, well water on site, electricity through PP&L, propane gas with on-site tank
- Located in Gap — strong regional retail demand and access to local commuters & through-traffic
- Corner parcel, offering excellent visibility and vehicular frontage
- Direct frontage onto PA Route 41 and Reservoir Road
- Salisbury Township, Lancaster County, Pequea Valley School District

AUCTION LOCATION- 5399 Lincoln Highway, Gap, PA

OPEN HOUSE

Mon, Aug. 11 @ 4-6 PM
Thur. Sept. 4 @ 4-6 PM



AUCTION DATE

Tuesday

Sept. 30, 2025

Real Estate
@ 3:30 PM

TERMS

- **Settlement** on or before December 15, 2025
- **\$25,000 down payment** at auction
- 2% Transfer tax to be paid by the buyer
- Real estate taxes prorated from settlement day
- **Bridge loans available**—Call for details

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS: This turn-key property features a retail-ready building with convenient off-street parking. Situated within a commercially zoned growth corridor and strategically positioned near multiple intersections, it offers excellent visibility and accessibility. Ideally suited for specialty retail, office, or professional use.



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AUCTION SERVICES

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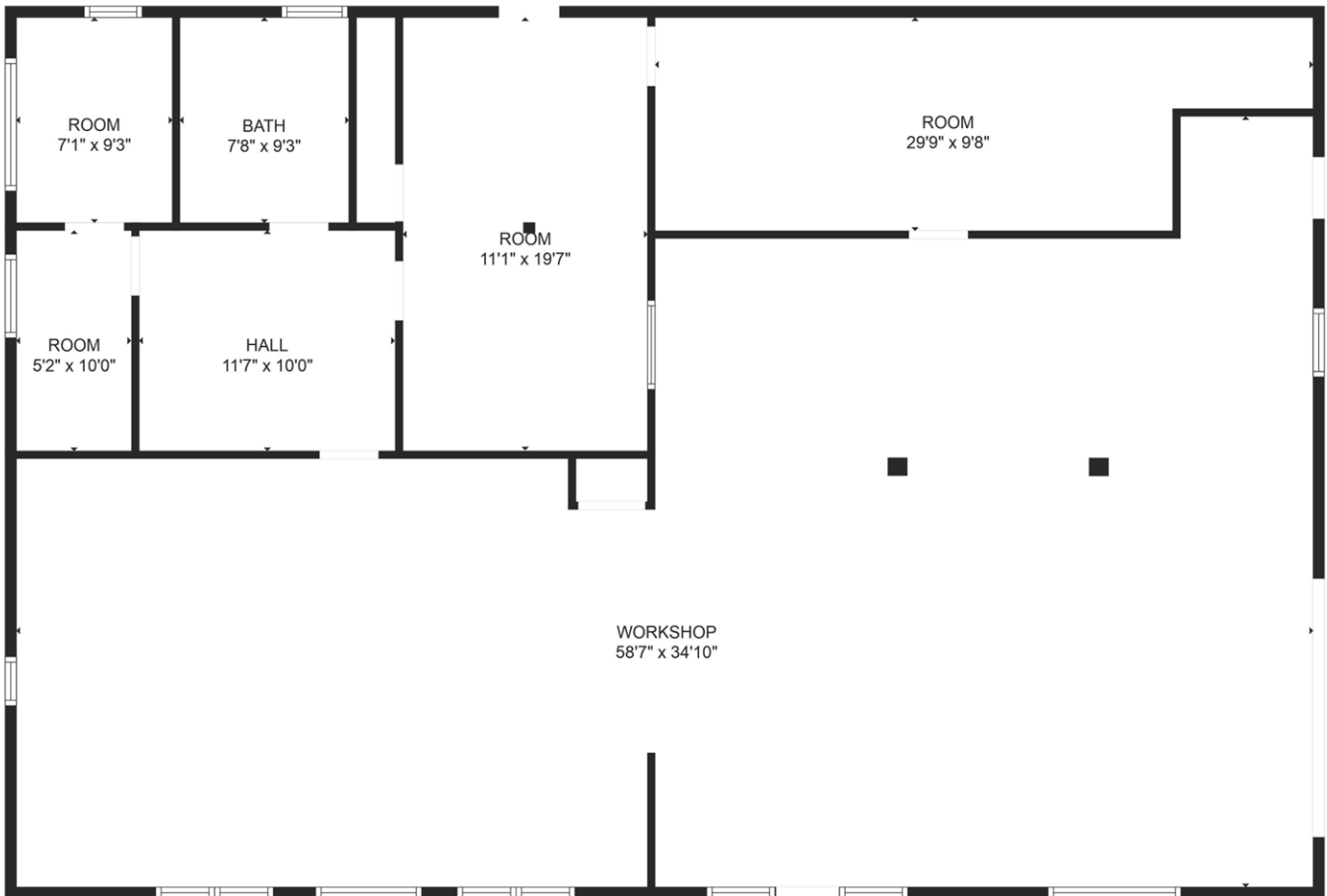
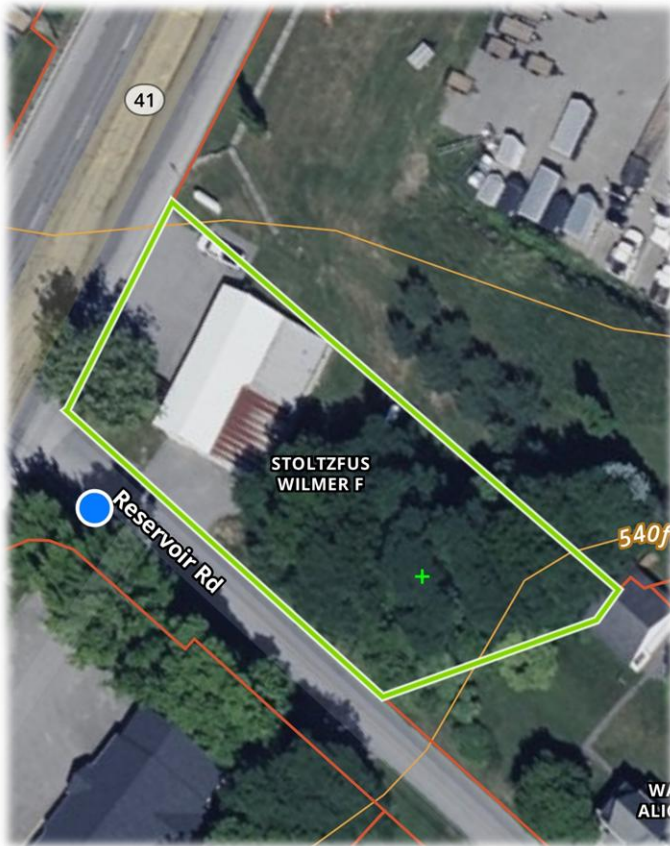
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Attorney for Seller:
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For additional photos - [GoToAuction.com](https://www.GoToAuction.com) or [auctionzip.com](https://www.auctionzip.com)