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**ADDRESS:** 1121 Main Street, East Earl PA 17506

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**AUCTION DATE:** Tuesday, January 17, 2012 · 5:00 PM  
(Blizzard Date: January 24, 2012 · 5:00 PM)

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**OWNER:** Mark Gritz

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**★FEATURES★**

**6,500 SF +/- Commercial/Retail Building.**  
**Zoned CN Commercial w/many uses possible.**

**20+ On-Site Parking Spaces.**

**Large Showroom.**

**Private Office, Rest Rooms & Storage.**

**High Traffic Location on Busy Rt 23.**

**Interior In-Ground Swimming Pool!**

***NOTE: Heat pump for swimming pool area not operating and being sold "As Is".***

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.

Balance by February 29, 2012.

Buyer pays all Realty Transfer Taxes.

***Buyers have the opportunity to make an offer to purchase this property prior to the auction under the auction terms.***

**★OPEN FOR INSPECTION★**

Tuesday, December 13, 2011 from 4-6 PM

***Call Auctioneers for complete brochure or private showing.***

**★DIRECTIONS★**

From Route 23 and Route 322 Intersection at Blue Ball, take Route 23 (Main Street) East to Property on Left.

**STYLE:** One Story

**YEAR BUILT:** 1980 +/-

**LOT DESCRIPTION:** 1 Acre +/- Level Lot

**TAX PARCEL:** 200-54468-0-0000

**DEED REFERENCE:** 5448-642

**ZONING:** CN Commercial

**WATER:** Public

**SEWER:** Public

**TAXES:** YEAR: 2011

**\$4,228**

**School:** Eastern Lancaster Co.

**\$1,074**

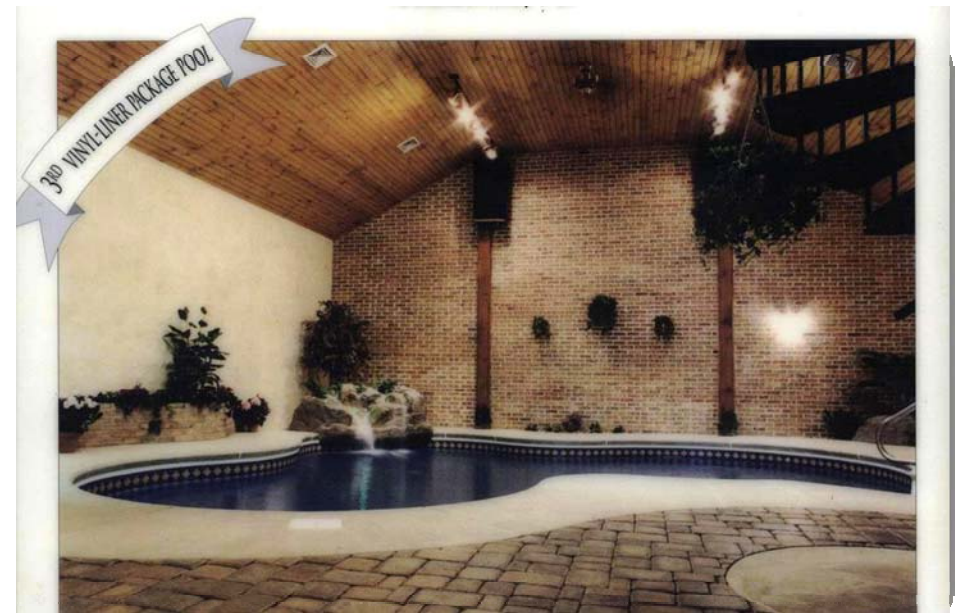
**County:** Lancaster

**\$503**

**Municipal:** East Earl Township

**\$5,805**

**TOTAL**



The information contained in this brochure is believed to be accurate,  
but is not guaranteed.

Announcements Day of Auction Take Precedence Over Previous Advertising

# PUBLIC AUCTION

## VALUABLE LANCASTER COUNTY REAL ESTATE

**6,500 SF +/- Commercial/Retail Building on  
1 Acre +/- Level Lot w/20+ Parking Spaces**

**3 New Spas, Office Desks, Wall & Free-Standing Gondola Shelving**

*East Earl Township – Eastern Lancaster Co. Schools*

**TUESDAY, JANUARY 17, 2012 • 5:00 PM**

(Blizzard Date: January 24, 2012 · 5:00 PM)

LOCATED: 1121 Main Street, East Earl PA 17506. From Route 23 and Route 322 Intersection at Blue Ball, take Route 23 (Main Street) East to Property on Left.



### ★REAL ESTATE★

**REAL ESTATE** Consists of a 6,500 SF +/- Commercial/Retail Building with Large Showroom, Private Office, Rest Rooms & Storage on a 1 Acre +/- Lot. There is an Interior In-Ground Swimming Pool in Rear Addition. The Property Has a High Traffic Location on Busy Rt. 23 with 20+ On-Site Parking Spaces. Zoned CN Commercial w/Many Uses Possible. Public Water & Sewer.

### ★INDOOR POND, SPAS & EQUIPMENT★

3 Brand New Spas Offered at Below Market Value Reserve, Indoor Fish Pond, (2) 8' Freestanding Gondola Shelves, (14) 4' Wall Shelving units, (2) Desks, Misc Shelving & Supplies.

**OPEN FOR INSPECTION:** Tuesday, December 13, 2011 from 4-6 PM Call auctioneer for private showing.

**AUCTIONEERS NOTE:** This property is seriously for sale and deserves your attention. Not a lot of equipment to sell. Great opportunity to purchase a new spa! Don't miss it!

**PAYMENT TERMS:** Real Estate: 10% down payment day of auction. Balance by February 29, 2012.. Buyer pays all realty transfer taxes. Buyers have the opportunity to make an offer to purchase this property prior to the auction under the auction terms. Personal Property: Payment in full day of auction.

**AUCTION CONDUCTED FOR:** Mark Gritz, Kling & Fanning LLP, Attorneys



Barr/Davis Auctioneers, LLC

P.O. Box 7, Gap PA 17527

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[www.barrdavis.com](http://www.barrdavis.com)

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