

Public Auction

Industrial Lot with Warehouse & Rail Siding

Monday, November 18, 2024 @ 4 PM

217 S. Railroad Ave New Holland, PA 17557



Boro: New Holland • **Taxes:** \$2,270 • **Tax Parcel:** 480-17587-0-0000

Property Description: .40 Acre property Zoned Industrial with almost new 3034 sq. ft. warehouse with metal roofing & siding, approx. 500 sq ft office space, insulated & heated with natural gas floor heat throughout warehouse and office, 1 - 12'x14' & 1 - 9'x9' overhead garage door, both garage doors have automatic commercial door openers, handicap bathroom, approx. 500 sq. ft. mezzanine over office space, 1 - grade level loading dock, asphalt paved parking lot, 3 phase electric available, natural gas, public water & sewer, active freight rail siding at property.

Note: Property is located in the business district of New Holland Boro next to Musselman Lumber. Seller is looking to relocate the business to Dauphin County.

Showings by appointment only.

Terms: \$50,000 down payment is required day of auction. Buyer to pay 2% transfer tax. Settlement on or before 60 days.

Financing, Bridge loan available to qualified buyers, online and phone bidding available

Auctioneer: Kore Fisher (717) 219-5300 • **Attorney:** Bryan Byler (717) 560-6330

1% Broker Participation offered to Realtors with a successful buyer, pre-registered 48 hours prior to auction. Terms day of auction supersede all marketing material, For additional pictures go to; fisherauctions.net or auctionzip.com ID# 50522



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