

Real Estate Auction

HOME WAREHOUSE

100 Pearl Street
Danville, PA 17821

Danville Boro • Montour County

SATURDAY, SEPTEMBER 13TH
2:00 PM



Real Estate It's What's For Sale!

I would like to
thank the owners for
hiring my services.

Follow us on



- Brick Ranch
(2 Bedroom/1 Bathroom)
- 81'x34' Warehouse (3,000 sq.ft.)
with 18'x13' former office
- Commercial/Residential
Opportunities
- Excellent Rental Investment
- 2% Realtor Participation Invited

*Don't miss out on the many
opportunities of this home
and warehouse located in
the heart of Danville!*

Directions: From Danville, at Rt. 54 and Rt. 11/Walnut Street, travel north on Rt. 11/Walnut Street for approximately .5 mile. Turn right onto Pearl Street and travel 300 feet to property location on the right.

Please watch for auction signs.

Dustin C. Snyder • 570.441.9357 • www.dustinsnyderauctioneer.com

*This property
boasts many
opportunities
and would
make a great
location for
storage for
your business!*



PROPERTY DETAILS:

Address: 100 Pearl Street,
Danville, PA 17821
County: Montour
Township: Danville Boro
School District: Danville Area
Acres: .532 acres
Deed Book: 179 **Page:** 404
Parcel: 13-81-498
Zoning: Commercial
Taxes: \$1,954.78
Location: Close to Geisinger
Medical Center, within
walking distance of all that
Danville has to offer

HOME DETAILS:

Age: Built in 1966
Style: Ranch
Sq. Footage: 954
Bedrooms: 2
Bathrooms: 1
Interior: Floors are carpeted,
walls a paneled, interior of
home could use some new
carpet and a fresh coat of
paint
Room Dimensions:

- **Bedroom 1:** 12'x14'
- **Bedroom 2:** 10'x12'
- **Living Room:** 12'x17'

- **Kitchen:** 12'x10'
- **Laundry:** 7'x9'

Roof: Shingled
Basement: Crawl space
Heat: Electric baseboard and
vented, natural gas fireplace
Cooling: None
Water: Public
Sewer: Public
Garage: Attached, 1 car
garage, heated

BUILDING DETAILS:

Size: 81'x34'
Sq. Footage: 3,000
Additional Space: 18'x13'
office space attached to side
of building
Exterior: Block
Interior: Concrete Floor, all
one level
Entrances: Building
accessible by ground level or
loading dock
Heat: 400 sq.ft. heated with
natural gas



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Dustin C. Snyder

234 Cabin Run Road • Berwick, PA 17803

570.441.9357

www.dustinsnyderauctioneer.com

dustinsnyderauctioneer@gmail.com

License #AY-2123

How to Buy at Auction:

1. Call and schedule a private tour
2. Log on and obtain bidders packet
3. Become preapproved by your bank
4. Arrive on auction day and bid comfortably

Registration: Any time or day prior to start of
Auction on September 13, 2014 at 2:00 pm.

Terms and Conditions: To be sold under owner's
immediate confirmation. \$10,000 down in the
form of cash, cashier or certified check, written to
Dustin C. Snyder Escrow Account.

Contract: The successful high bidder will be
required to sign a contract of sale immediately
upon the conclusion of the auction with the
deposit acting as a down payment.

Closing: Closing on or before 60 days.

Disclaimer: All information regarding the
property for sale is from reliable sources, but no
warranty is made by the Seller or Auctioneer. Sold
with clean clear title. All information conveyed at
auction takes precedence over written and verbal
previous information.

Financing Available: Please contact a bank
of your choice or contact Bob Jacobs or Aaron
Kimmich at 570-524-2204.

