

Real Estate Auction

OFFICE BUILDING

2438 West Front Street
Berwick, PA 18603

Briar Creek Boro • Columbia County

SATURDAY, DECEMBER 6TH
12:00 PM (Auction held on site)



Real Estate It's What's For Sale!

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

Follow us on



- Great Location for Your Business or Office
- Excellent Location along Route 11
- Building Contains Conference Room and Private Offices
- Monthly Income from Billboard Located on Property
- 1± Acres of Land
- Detached Garage
- 2% Realtor Participation Invited

Directions: From Sheetz/Giant Grocery Store in Berwick, travel a short distance South on Rt. 11 to property location on left.
Please watch for auction signs.

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

PROPERTY DETAILS:

Address: 2438 West Front Street,
Berwick, PA 18603

County: Columbia

Township: Briar Creek Boro

School District: Berwick

Lot Size: .951 acres

Deed: 20060/6136

Parcel: 06 1B1 022 00,000

Zoning: Village Commercial

Taxes: \$1173.76

Road Frontage: 266± feet along
Rt. 11

BUILDING DETAILS:

Type: Office Building

Sq. Footage: 1,157

Stories: 1.5

Exterior: Aluminum

Roof: Shingled

Foundation: Block

Bathrooms: .5

Interior: Hardwood, Vinyl, Carpeting

Heat: Heat Pump (Back-Up Propane)

Cooling: Central Air

Water: Well

Sewer: Public

Electric: 100 amp

BUILDING AND PROPERTY AMENITIES:

Interior Amenities:

- Conference Room
- 2 Private Offices
- Work Area with Counter
- Large Room (Great for Meetings)

Handicap Accessibility: Handicap Ramp

Accessibility: Property can be accessed in 3 different ways

- Private Drive
- Ash Alley
- Briana Way

Parking: Large parking lot with numerous parking stalls for clients and employees

Detached Garage: 1 car garage, great for storing tools, signs or business assets

Billboard: Leased to Lamar Companies, \$100 monthly income, lease will be transferred to buyer, lease valid until May 1, 2019



*Ideal location for your
practice or business.*

*Don't miss
this auction.*

*Reserve and set
to sell!*



AUCTIONEER

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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 December 6, 2014 at 12:00 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. Transfer tax split equally. Sellers Acceptance of 2 days from auction day.

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. Property sold as/is.

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

