



ABSOLUTE AUCTION COMMERCIAL REAL ESTATE COCHRANTON, PA

FORMERLY REALCO

239 S. FRANKLIN, ST. COCHRANTON, PA 16314

AUCTION BY ORDER OF Mercer County State Bank, Sandy Lake, PA.

SOLD LIVE AUCTION AND INTERNET AUCTION.

THURSDAY, JUNE 19 @ 6:30 PM

**BID NOW ONLINE • BROADCASTED
LIVE ON AUCTION DAY**

GREAT LOCATION!! MINS. TO MEADVILLE, I-79, I-80 &
MERCER. APPROX. 10,400 SQ. FT.* 1.377 ACRES
(WITH GAS & OIL RIGHTS)

COMMERCIAL • LIGHT INDUSTRIALS • WAREHOUSE •
SHOP • RETAIL FACILITY • WHOLESALE •
ORGANIZATION • MULTIPLE FACILITY • LOW UTILITIES

* **Real Estate Sold Successfully**
* **SOLD!** MANY EXTRAS. NEW EXTERIOR PAINT!
* **Clear Title Guaranteed** * **Broker Participation Invited**

LIKE-NEW ELECTRICAL 3 PHASE 800 AMP SERVICE,
(7) GAS FORCED-AIR FURNACES, COMPRESSED AIR

This property is a prime location for a variety of businesses. The property is well-maintained and features a large warehouse section, finished interior, new carpet & ceiling tile in cube, new insulation, new duct work, corrugated metal ceiling & drywall. Public sewer & water, 2 rest rooms, MANY, MANY EXTRAS. NEW EXTERIOR PAINT!

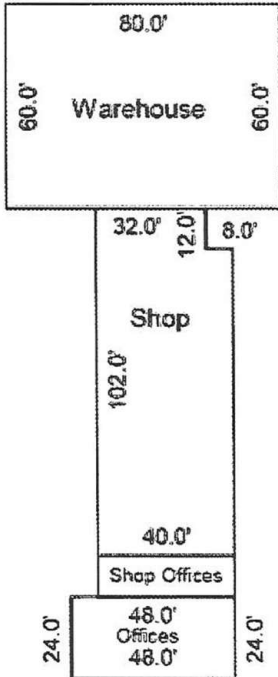
WITH THE BEST LOCATION, EASY ACCESS, AND LOW COSTS, THIS IS A GREAT OPPORTUNITY TO OWN A BUSINESS. CALL FOR MORE INFORMATION.

Terms of sale: 10% deposit at time of bidding, balance due at closing. All monies to be paid in cash or by certified check. Auctioneer's fee is 6% of the sale price. Broker's fee is 5% of the sale price. All other terms and conditions are as stated in the auctioneer's brochure.

*Note: All equipment shown is for informational purposes only. The auctioneer will not be responsible for the condition of any equipment shown. The auctioneer will not be responsible for the condition of any equipment shown.

BID NOW ONLINE • BROADCASTED LIVE ON AUCTION DAY!
BID AT THE LOCATION, OR ON OUR WEBSITE! CALL FOR VIEWING DATE IN EARLY JUNE (ONE HOUR ONLY).

*** Clear Title Guaranteed * Broker Participation Invited**



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25 Executive Ct, P.O. Box 198
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800-685-7552



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