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Diane Maas, President • Zettlemoyer Auction Co., LLC – AY000131L, Sherwood Zettlemoyer AU001237L, Eric Zettlemoyer AU005210.



16,000 SQ. FT. MIXED
USE BUILDING
ASSISTED LIVING UNITS
RESTAURANT
OFFICE SUITES

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FRIDAY, OCTOBER 29 – 11 AM

309 Saltwork Street
Elderton, Pennsylvania



LENDER ORDERED AUCTION

Assisted Living Common Space - First Class Finishes, Totally Updated!



Turn-Key Restaurant with New Commercial Grade Kitchen!



Location: Elderton is 10 miles SE of Kittanning, 16 miles NW of Indiana and 35 miles NE of Pittsburgh.

BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 1% Commission will be paid to the licensed broker who registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

REAL ESTATE TERMS: 10% Buyer Premium. Persons must show \$25,000 Certified Deposit at time of registration to obtain a bidding number. \$25,000 Certified Deposit Due Day of Sale. If the deposit is less than 10%, an additional deposit is due within 48 hours to bring the total non-refundable deposit amount to 10%. Balance due at Closing within 30 days. Attorney R. Mechling, Mechling Heller, is coordinating the closing. Selling Subject to Lender Confirmation. Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED. See Bidder Kit for Complete Terms. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction will take precedence over any material published about this event. In all transactions, Auctioneer is acting as an agent for the Seller. Valid Government Issued Photo ID required to obtain bidding number. Subject to Prior Sale.

LENDER ORDERED AUCTION

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Auction will be held On-Site! • Excellent Investment Opportunity!



FRIDAY, OCTOBER 29 – 11:00 AM

Completely Renovated Brand New 16,000 SQ. FT. MIXED USE COMMERCIAL BUILDING

309 Saltwork Street • Elderton, Pennsylvania

**Absolutely Gorgeous, Pristine Remodel in Mint Condition!
New Wiring, Sprinkler System, Plumbing, Floors, and Walls
Updated in 2009 • Fantastic Curb Appeal • 14 Off Street Parking
Perfect Opportunity for an Entrepreneur or Owner/Operator**

10,000 Sq. Ft. MAIN FLOOR

10 Assisted/Independent Living Units

**6 Single Units, 4 Double Units each with Private Handicap
Bathroom • Common Kitchen, Living Area, TV Room and Laundry
Upscale Finishes • Brand New and Never Occupied!**

Restaurant & All Equipment

**Nearly Brand New Restaurant w/ New Commercial Kitchen
Operated through Summer 2010 • 38 Seat Capacity**

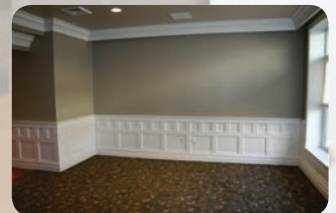
Currently Leased Gym

6,000 Sq. Ft. SECOND FLOOR

**16 Brand New, Solo or Group Offices
Various Sizes • Conference Space & Elevator!**

Plus PARKING LOT with 3 CAR GARAGE

Located Across Street from Main Building • 16 Parking Spots



INSPECTIONS:

Wednesday, October 6 12:00 – 4:00 PM

Monday, October 18 12:00 – 4:00 PM

Thursday, October 28 12:00 – 4:00 PM

Other times by appointment.

**Lender
Ordered
Sale!**

**TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!**

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**AUCTION DIVISION
507.285.1444
Rochester, Minnesota**