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*8 SCREEN OPERATING THEATER

28,568 Sq. Ft. Established Turn-Key Theater on 3.48 ± Acres DIGITAL SOUND & STADIUM SEATING FOR 1,089

WEDNESDAY, DECEMBER 11 at 11:00 AM – ELIZABETHTOWN, PENNSYLVANIA

Currently Open and Operating as MoviE-Town Cinema Selling as Entirety with all Equipment & Fixtures









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Movie Theater Currently Open and Operating! Selling as Entirety with all Equipment & Furniture

WEDNESDAY, DECEMBER 11 – 11AM (EST)

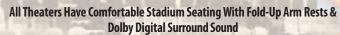


MoviE-Town Cinema A
28,568 Sq. Ft. Established Turn-Key Theater on 3.48± Acres
DIGITAL SOUND & STADIUM SEATING FOR 1,089





Currently Open and Operating as MoviE-Town Cinema Selling as Entirety with all Equipment & Fixtures



Theater 1: 101 Seats • Theater 2: 144 Seats • Theater 3: 182 Seats • Theater 4: 135 Seats Theater 5: 130 Seats • Theater 6: 224 Seats • Theater 7: 84 Seats • Theater 8: 89 Seats

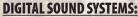
Converted to Theater in 2000 • Party Room/Special Events Room • Large Concession Area • Large/Open Lobby with Sitting Area & Furniture • Projection Room Ticket Sales Booth • Video Game Area • 4 Restrooms • Business Office • Roof Mounted **HVAC • Complete Sprinkler/Fire System • CCTV Security System**

800 amp Electrical • Public Water, Sewer, Electric, & Gas • 60,300 Sq. Ft. Paved Parking Lot • Zoned General Commercial District• 454 Ft. of Frontage on North Hanover Street



PROJECTION EQUIPMENT THEATERS 1-8:

Strong Super Lume-X Projector, Type 39000-08 • Strong Xenon Power Supply (rectifier) Strong AP3 Platter System • Kelmar Automation Control System for Lights/Camera/Sound



THEATER 1: Ultra Stereo JS-200 Series 35mm Sound Processor, Model CM-60 Six Channel Monitor, 3-OSC - DCA 1622 Digital 2 Channel Cinema Amplifiers, THEATER 2: DTS 6D Digital Time Code System, 3 CD Rom Drives, Model CM-60 Six Channel Monitor 3-QSC – DCA 1622 Digital 2 Channel Cinema Amplifiers, Inline CTL - 101 Control Interface, Memorex CD/DVD Player. THEATER 3: Sony Film Sound Decoder, DFP-D3000, Model CM-60 Six Channel Monitor, Inline CTL-101 Control Interface, CD/DVD Player. THEATER 4: DTS 6AD Cinema Processor, 3 CD Rom Drives 3-QSC – DCA 1622 Digital 2 Channel Amplifiers, Inline CTL-101 Control Interface, Panasonic CD/DVD Player. THEATER 5: Dolby Laboratories Digital Cinema Processor CP-500, Component Engineering MS-100 Booth Monitor, DVP-SR200D, 3-QSC - DCA 1622 Digital 2 Channel Amplifiers, Inline CTL - 101 Control Interface, Sony CD/DVD Player - DVP-SR200D. THEATER 6: Dolby Laboratories Cinema Digital Processor CP-500, Model CM-60 Six Channel Monitor, 3-QSC – DCA 1622 2 Channel Cinema Amplifiers, Inline CTL - 101 Control Interface, Memorex CD/DVD Player. THEATER 7: Ultra Stereo JS-200 Series 35mm Sound Processor, Model CM-60 Six Channel Monitor, 2 QSC – DCA 1622 Digital 2 Channel Cinema Amplifiers, THEATER 8: Ultra Stereo JS-200 Series 35mm Sound Processor, Model CM-60 Six Channel Monitor, 2 QSC – DCA 1622 Digital 2 Channel Cinema Amplifiers.













Excellent Opportunity for New Owner! Located Next to Elementary School & Near Busy 200 Acre College Campus

INSPECTIONS:

Tuesday, November 19 Tuesday, December 10

9 AM - 2 PM 9 AM - 2 PM Tuesday, December 3 Wednesday, December 11

9 AM - 2 PM 9 AM - 11 AM Other Times by Appointment

LENDER OWNED AUCTION WEDNESDAY, DECEMBER 11 - 11:00AM

LARGE OPEN CONCESSION AREA









PARTY ROOM / BUSINESS OFFICE









THEATER AREAS









PROJECTION ROOM













LOCATION: Elizabethtown is located in central Pennsylvania in Lancaster County with close proximity to Harrisburg and Lancaster. The Theater is easy to access, 2 miles off State Route 283 and located in a well maintained business district. The nearby 200 Acre College Campus provides a great draw for business.

BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 1% commission will be paid to the licensed broker who, 1 hour prior to the start of the auction, 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.

TERMS: Persons must show \$20,000 Certified Deposit at time of registration to obtain a bidding number. \$20,000 Minimum Certified Deposit due on day of Sale, with a deposit equal to 20% due within 2 business days, and balance due at closing within 30 days. The Deposit money shall become Earnest Money and is non-refundable. Attorney Heather Z. Kelly, Mette, Evans & Woodside, is handling the closing. Real Estate Selling Subject to Owner Confirmation. Real Estate is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. Subject to Prior Sale. See Bidder Kit for complete terms. In all transactions, Auctioneer is acting as an Agent for the Seller. Buyers are urged to inspect items prior to purchase. Seller and Auctioneer are not responsible for items. All information received from reliable sources believed to be correct but not guaranteed by the Auction Company. Any announcement made at the auction takes precedence over any material published about this event. In the event of a dispute, Auctioneer has final decision. Valid Government Issued Photo ID required to obtain bidding number.

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AUCTION DIVISION
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Rochester, Minnesota



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LENDER OWNED

OPERATING THEATER ON 3.48± ACRES



LENDER OWNED AUCTION

