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LENDER OWNED

109 UNIT OPERATING
DAYS INN &
FREESTANDING
RESTAURANT WITH
NATIONAL TENANT

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THURSDAY, DECEMBER 12 - 12:00 PM (EST)

Days Inn Lewisburg

US Route 15 409 North Derr Drive

Lewisburg, Pennsylvania 17837



LENDER OWNED AUCTION

Updated Breakfast Area with Fireplace & Flat Screen TV



140 Person Restaurant with Long Term National Tenant



BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 2% 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 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 \$50,000 Certified Deposit at time of registration to obtain a bidding number. \$50,000 Minimum Certified Deposit due on day of Sale, with deposit equal to 20% due within 2 business days, and balance due at closing within 30 days. Attorney Greg Javardian, The Law Offices of Gregory Javardian, is overseeing the closing. The deposit money shall become Earnest Money and is non-refundable. Selling AS-IS, WHERE-IS, WITH NO WARRANTIES, GUARANTIES, EXPRESSED OR IMPLIED. Subject to Owner Confirmation and First Right of Refusal. See Bidder Kit for complete terms. In all transactions, Auctioneer is acting as an Agent for the Seller. Buyers are urged to inspect the property prior to purchase. 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, the Auctioneer has final decision. Valid Government Issued Photo ID required to obtain bidding number. Sale does not include restaurant equipment or restaurant personal property. *Approximate Annual Payment.

LENDER OWNED AUCTION

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109 Unit Days Inn & National Tenant Restaurant on Long Term Lease

THURSDAY, DECEMBER 12 - 12 PM (EST)

DAYS INN MOTEL WITH FREESTANDING LEASED RESTAURANT ON 1.45± ACRES

US Route 15 409 North Derr Drive, Lewisburg, PA 17837

***Currently Open & Operating with
Management Company***

109 Unit Limited Service Days Inn

109 Unit Days Inn • 48 Queen • 48 King • Manager Apartment (3 Units)
2 Suites with Jacuzzi's • 8 Units Out of Service for Renovation • All Rooms
with In-Wall Heating/AC Units • 4-Two Story Buildings Built in 1966 &
Fully Renovated in 1990 • Exterior Corridors • Newer Days Inn Signage
with Digital Daktronics Main Sign • In-Room WiFi • Fenced Seasonal Pool
Area • Fully Landscaped with Gazebo and Fountain • Fully Sprinkled,
Security System • Fitness Room • 100+ Car/RV Parking • Zoned Highway
Commercial • City Utilities • 1600 Amp Electrical • Great Location with
Excellent Visibility and Easy Access Via US Route 15 • Close Proximity to
Bucknell University and Packwood House Museum

140 Person Freestanding Restaurant with Long Term National Tenant

140 Person Capacity • National Tenant • Long Term Tenant Since 1990 &
Leased Through 2015 • Annual Rent \$36,000* • Triple Net

Manner of Sale

The Motel and Restaurant Leasehold will be Sold as One Lot!



INSPECTIONS:

Tuesday, November 19

9 AM – 2 PM

Tuesday, December 10

9 AM – 2 PM

Other times by Appointment.

Tuesday, December 3

9 AM – 2 PM

Thursday, December 12

10 AM – 12 PM

PIP, Financials, Star Report & Lease Available Upon Request.

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



AUCTION DIVISION

507.285.1444

Rochester, Minnesota