

10,000 SQ. FT. MULTI-TENANT COMMERCIAL BLDG & PARKING LOT

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FRIDAY, MAY 8 – 11 AM

33-35* West Broad Street &
37-39* West Broad Street
West Hazleton, Pennsylvania

*Property
Declared
Surplus!*

Harrington Park Press, owner

REAL ESTATE AUCTION



BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 1% Commission will be paid to the licensed Pennsylvania 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 behalf, or on behalf of any business entity in which he holds an interest, is not entitled to a commission.

REAL ESTATE TERMS: 10% Buyer Premium. \$10,000 Minimum Certified Deposit due on Day of Sale. In the event the first deposit is less than 10% of the Purchase Price, Buyer shall have 48 hours to supplement the deposit with additional funds so that the deposit amount is equal to 10% of the sale price. Balance due at Closing on or before 30 days. Real Estate selling Subject to Owner Confirmation. Attorney Dorian Ames, Levene, Gouldin, Thompson LLP (607) 763-9200 is coordinating the closing. Real Estate is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. Valid Government issued photo id required to obtain bidding number. In all transactions, auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction takes precedence over any material published about this event. *Tax Parcel Nos. T7SE2-029-010 & T7SE2-029-011.

AUCTION

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Property Declared Surplus to Harrington Park Press! Auction will be held On-Site!

FRIDAY, MAY 8 – 11:00 AM

10,000 SQ. FT. MULTI-TENANT COMMERCIAL BUILDING & ADJACENT PARKING LOT

**33-35* West Broad St. & 37-39* West Broad St.,
West Hazleton, PA**

**Two Story Historic Brick Building
Sunny Storefront Windows**

**Individual Entrances to Each Level plus Internal Access
Separate Backdoor Loading Area for Deliveries
Off Street Paved Parking Lot for 12-15 Vehicles**

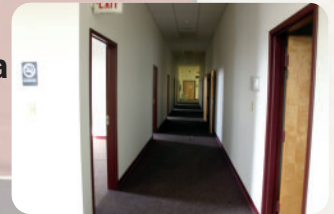
Upper Level has 8 Individually Finished Offices

**Lower Level has 3 Individual Offices with Large Open Area
(easily subdivided using office modules)**

**Each Floor has Kitchen Area and
Separate Men's and Women's Bathrooms**

Zoned B-1 – Neighborhood Business

**Full Computer/Phone Wiring • Commercial Phone System
Fire & Alarm System • Fully Carpeted • Kitchen with Oak
Cabinets • Microwave • Individual Gas Hot Water Heaters
Forced Hot Air Heating via Gas Furnace
2 Newer Carrier Central AC Units
Basement & Attic for Extra Storage**



INSPECTIONS:

Thursday, April 23
Friday, May 8

1- 4 PM
9-11 AM

Thursday, May 7
Other times by appointment.

1-4 PM

**Property
Declared
Surplus!**

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

MAAS
companies inc

**AUCTION DIVISION
507.285.1444
Rochester, Minnesota 55903**