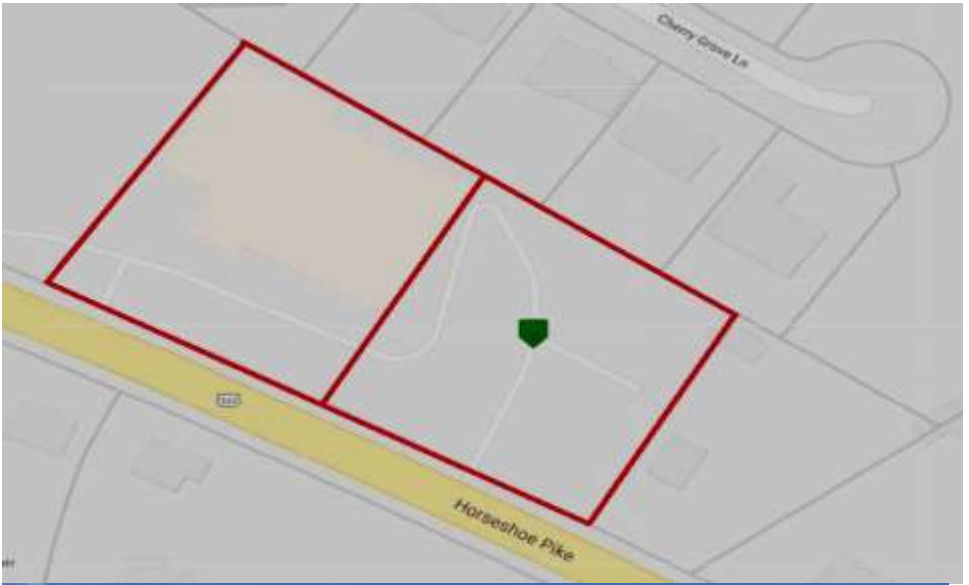


TAX MAP



PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

1155 Horseshoe Pike

Downingtown, PA 19335

21,800 Sq. Ft +/- Building on

2.18 Acres +/- of Land

HIGH TRAFFIC LOCATION

MANY USES POSSIBLE

Tuesday, June 11, 2019 - 4:00 PM

East Brandywine Twp – Downingtown School District



BARR

DAVIS

AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 1155 Horseshoe Pike, Downingtown, PA 19335

DATE: Tuesday, June 11, 2019 4:00 PM

OWNER: Village Building, LP

★REAL ESTATE AUCTION TERMS★

\$30,000 Down Payment Day of Auction with Bank Guarantee Letter.
Balance of 10 % of Purchase Price within 7 Days by Cashier's or Certified
Check to Barr Davis Auctioneers, LLC.

Buyer pays all Realty Transfer Taxes.

Balance by July 26, 2019.

GUARANTEED FREE AND CLEAR TITLE

★NO BUYER PREMIUM★

*Buyers have the opportunity to make an offer to purchase this property
prior to the auction under the auction terms.*

★OPEN FOR INSPECTION★

Thursday, May 16, 2019 from 4-6^{pm}
Call Auctioneers for private showing.

★DIRECTIONS★

From Route 30 Bypass take Route 322 West to Property on
Right in the Village of Guthriesville.

**Purchase Price Does Not Include any Store Fixtures or
Inventory**

*The information contained in this brochure is believed to be accurate,
but is not guaranteed.*

★FEATURES★

21,800 +/- Sq. Ft. Building featuring 9,200 +/- Sq. Ft. retail space with 10' ceilings, warehouse space with up to 19' ceilings and drive in door, plus two loading docks.

Two Private 2nd Floor offices. Onsite parking for approximately 50 cars. Great high traffic location with 20,000 + vehicles per day average.

Many uses possible and Seriously for Sale!

YEAR BUILT: 1975 +/- with Additions

LOT DESCRIPTION: 2.18 Acre +/- (2 Tracts Plot Plan on Back)

TAX PARCELS: 30-05-0070.0100 &
30-05-0070.0200

DEED REFERENCE: 10848592

ZONING: TND2 Traditional Neighborhood
Development District

TAXES:	YEAR: 2018	30-05-0070.0100
\$16,250	School:	Downingtown Area
\$2,612	County:	Chester
\$1,713	Municipal:	East Brandywine Twp
\$20,575	TOTAL	

TAXES:	YEAR: 2018	30-05-0070.0200
\$4,089	School:	Downingtown Area
\$657	County:	Chester
\$431	Municipal:	East Brandywine Twp
\$5,178	TOTAL	

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