

# PUBLIC AUCTION

## VALUABLE CHESTER COUNTY REAL ESTATE

1120 Valley Road, Coatesville, PA 19320

Office/Garage/Shop on a 3.12 +/- Ac. level Lot. Zoned Highway Commercial.

**Thursday, October 29, 2020 • 4:00<sup>pm</sup>**

DIR: From Rt 30 bypass, take Rt 82 exit South through Coatesville to right on Valley Road (Rt 372) Property on left past underpass.



### ★REAL ESTATE★

Level 3+ Ac. Lot. Over an Acre is a fenced parking/staging area. Macadam Parking Lot for 15+ vehicles. On Site Well & Public Sewer.

### ★IMPROVEMENTS★

Modern Steel Building. Electric Hot Water Heater, Water Conditioning System, Fire/Security System with 12 Cameras

**3,900 +/- sf High End Finished Office Space**

#### 1<sup>st</sup> Floor

- 25,x36' Reception Area & Kitchen Area
- 12'x18' Conference Room
- (3) 11'x13' Private Offices
- 19'x22' Lunchroom
- (4) Restrooms including (1) Handicapped
- Storage Room
- (2) Private Offices with Shop Access Only
- Heat Pump with Central A/C

**2,700 +/- sf Garage/Shop**

- (4) 14'x14' Overhead Doors with electric Openers
- 15' Clear Span Interior
- (2) Private Offices

**432 +/- sf 2 Bay Garage**

- (2) 7'9" Overhead Doors
- Unheated

**Covered Storage to Rear**

#### 2<sup>nd</sup> Floor

- (3) 11'x15' Private Offices
- (1) 11'x14' Private Offices
- Storage Area with Shop Access Only
- Heat Pump with Central A/C

- 2<sup>nd</sup> Floor Storage Area
- Gas Unit Heaters

### ★NOTE★

Vehicle Lifts and Shop Equipment Not Included but Can be Purchased Separately.

### ★OPEN FOR INSPECTION★

Thursday, October 1, 2020 from 4-6 PM. Call Auctioneers for Private Showing

### ★REAL ESTATE TERMS★

10% Down payment day of Auction. Balance by December 11, 2020. Buyer pays all Realty Transfer Taxes.

FOR: Ken's Towing, LLC.



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