

# COMMERCIAL REAL ESTATE AUCTION



Thursday, August 9, 2007 2:00 PM  
1044 COCOA AVE., HERSHEY, PA

From Governor Road (US 322,) South on Cocoa Ave. (PA 743)

Derry Township, zoned Neighborhood Commercial, many possible uses including business & professional offices, retail stores, child care facilities, etc. Modern building with 17 space parking lot. 2136 +/- SF on first floor, 680 +/- SF private offices on second floor, part finished basement. 2 ADA rest rooms. Floor space is easily adaptable for many uses. Permitted uses, floor plans & photos on our web site - [www.Ensmingers.net](http://www.Ensmingers.net). \$40,000 down payment in guaranteed funds. Other terms & conditions on the web or at the property. Inspection by appointment.

**ENSMINGER AUCTIONEERS**

*SINCE 1836 PA LIC.# RY-160-L*

*717-652-4111 OR 717-691-5598*

*www.ENSMINGERS.net*

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Front of building and right side. Entrance driveway.

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Front of building and left side. Exit driveway.



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SINCE 1836 PA. LIC.# RY-160-L  
E-MAIL: [threecomps@comcast.net](mailto:threecomps@comcast.net) or [jensminger@comcast.net](mailto:jensminger@comcast.net)  
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Front of building



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Front of Building



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Rear of building,  
building entrance  
from parking lot and  
exit driveway.



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Rear of building,  
emergency exit,  
entrance driveway.



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3 parking spaces at the rear of the building.

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Parking lot for 14 cars.



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Great room at the front of the building, basic size is 20 x 36, easily divided into smaller rooms to suit your needs.



Another view of the great room.



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Office area. 2 rooms w/ gleaming hardwood floors. The machine to the right is a coffee roasting machine.



Reverse view of the office area. Window at the front opens to the great room.



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Reception area.



Basement stairway and phone booth



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Storage area/ prep room



ADA Rest room



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Private office on the second floor – not a public area.



Private office #2 on the second floor. Not a public area.





Finished room in the basement. Ceiling cover is coffee bean bags and used for decorative purposes.



Front of the building. Entrance driveway is on the right, exit driveway is on the left.



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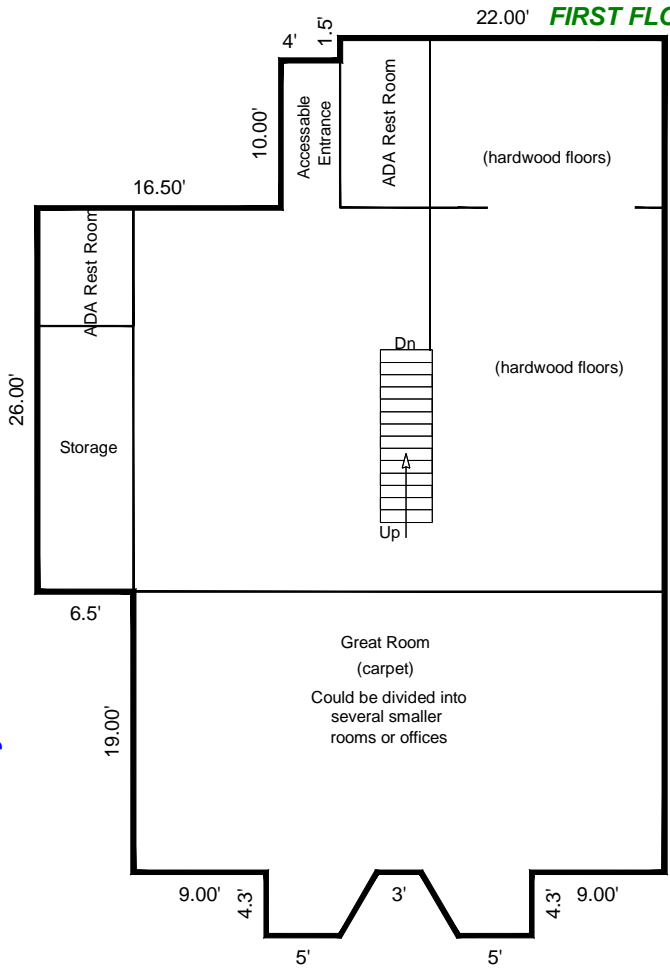


# SKETCH/AREA TABLE ADDENDUM

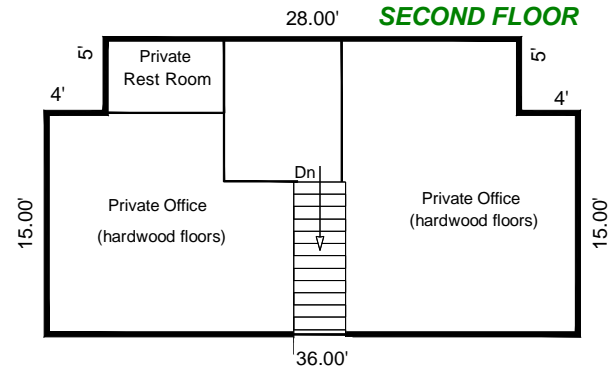
<b>SUBJECT</b>	Property Address	1044 Cocoa Ave.						
	City	Hershey	County	Dauphin	State	PA	Zip	17033
	Borrower							
	Lender/Client							
Appraiser Name	Robert A. Ensminger	Appr Address	3557 Elmerton Ave., Harrisburg, PA 17109					

## 17 Car Parking Lot

22.00' **FIRST FLOOR**



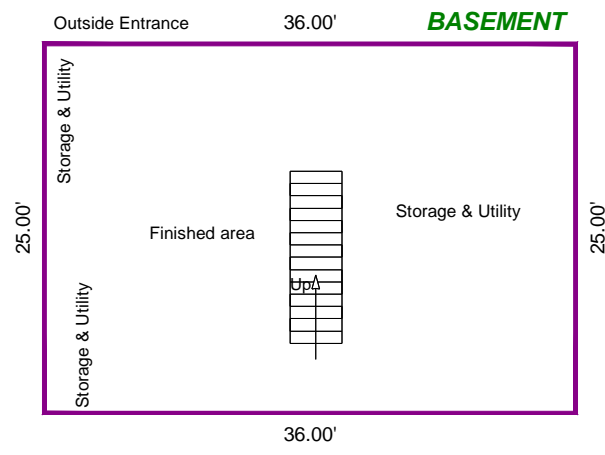
28.00' **SECOND FLOOR**



ALL DIMENSIONS ARE APPROXIMATE  
NOT TO SCALE

## COCOA AVENUE

36.00' **BASEMENT**



**IMPROVEMENTS SKETCH**

*Exit Driveway*

*Entrance Driveway*

## **ARTICLE XII Neighborhood Commercial District**

### **§ 225-49. Permitted uses. [Amended 6-8-1999 by Ord. No. 460; 4-5-2000 by Ord. No. 474]**

Permitted uses are as follows:

- A. Agricultural uses.
- B. Business and professional offices.
- C. Financial institutions.
- D. Churches.
- E. Funeral homes.
- F. Personal service establishments.
- G. Stores for the retail sale of household commodities, such as food, drugs, confectionery, hardware, clothing, household appliances, flowers, dry goods, furniture, books, stationery, newspapers and magazines, jewelry, radios, televisions, musical instruments, video and audio recording and playback devices, and other such goods normally used in a household, not including motor vehicles.
- H. Pet grooming facilities.
- I. Laundromat.
- J. Public or private utility service structures not including communications antennas or communications towers. (See §§ 225-104 and 225-197.)
- K. Public parks, playgrounds and recreation facilities not operated for private profit.
- L. Public or private conservation areas and uses for the conservation of open space, water, soil and wildlife resources including State or County sponsored agricultural and/or conservation districts.
- M. Municipal buildings and uses.
- N. Dry cleaning service.
- O. Post offices.
- P. Schools.
- Q. Group child care facilities.
- R. Public or nonprofit fire services and public or nonprofit emergency services.
- S. Restaurants except those restaurants which are commonly referred to as fast food restaurants.
- T. Libraries.
- U. Photocopy service.
- V. The retail sale of motor vehicle fuel with a maximum of eight fuel dispensing devices and without facilities to dispense fuel to tractor/trailer trucks.
- W. Accessory uses customarily incidental to the principal use.
- X. Communications antenna attached to a building. (See § 225-197.)

**§ 225-50. Special exception uses. [Amended 6-8-1999 by Ord. No. 460]**

Special exception uses are as follows:

- A. Farm home occupation. See § 225-100.
- B. Accessory dwelling units. See § 225-103.
- C. Communications antenna towers. See § 225-104.

**§ 225-51. Conditional uses.**

Conditional uses are as follows:

- A. Uses similar to specified permitted uses. See § 225-115.
- B. Unique buildings. See § 225-110.

**§ 225-52. Lot requirements.**

- A. Minimum lot area. No minimum lot area.
- B. Maximum F.A.R.: 0.25 per net developable acre.
- C. Minimum yard area depth.
  - (1) Front: 25 feet, or 1/2 adjacent right-of-way, whichever is greater.
  - (2) Rear: 35 feet.
  - (3) Side: 15 feet.
- D. Minimum vegetative cover: 30%.
- E. Maximum impervious cover: 60%.
- F. Maximum height.
  - (1) Principal use: 40 feet, except that maximum height may be increased to 50 feet for buildings and/or structures devoted to agricultural uses, if the buildings and/or structures have their yard areas increased by two feet for every one foot of height above 40 feet.
  - (2) Detached accessory use: 20 feet, except that maximum height may be increased to 50 feet for buildings and/or structures devoted to agricultural uses, if the buildings and/or structures have their yard areas increased by two feet for every one of height above 20 feet.
- G. § Minimum lot width: 100 feet.
- H. Minimum lot depth: 150 feet.

**This Indenture**, made the 29 day of July, 2002,

**Between**

**DONALD C. GISH, A WIDOWER**

(hereinafter called the Grantor), of the one part, and

**JOHN C. STEIN AND BARBARA M. STEIN, HUSBAND AND WIFE**

(hereinafter called the Grantees), of the other part,

**Witnesseth**, that the said Grantor for and in consideration of the sum of **One Hundred Eighty Thousand And 00/100 Dollars (\$180,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THOSE CERTAIN lots or pieces of land situate in Derry Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point (the control point), the intersection of the South side of Hess Street and the West side of Pennsylvania Highway Route No. 22007; thence South no (0) degrees forty-five (45) minutes East, three hundred sixty-five (365) feet to an iron pin in the West side of Route No. 22007 (the beginning of this lot); thence South no (0) degrees forty-five (45) minutes East eighty (80) feet to an iron pin in line of land now or formerly of Jacob C. Hess Estate; thence South eighty-nine (89) degrees and fifteen (15) minutes West, two hundred (200) feet to an iron pin in the East side of a twenty (20) foot alley; thence North no (0) degrees forty-five (45) minutes West eighty (80) feet to an iron pin in line of land now or formerly of Robert W. Kissinger; thence North eighty-nine (89) degrees fifteen (15) minutes East two hundred (200) feet to the place of BEGINNING. Being Lots Nos. 214 and 215 as shown on plan of lots laid out by Jacob C. Hess Estate, situated in Derry Township, Dauphin County, Pennsylvania, dated October 7, 1939.

UNDER AND SUBJECT to restrictions as set forth in Deed Book "P", Volume 36, Page 502.

BEING the same premises which Emma J. Hess, widow, by Deed dated September 30, 1952, and recorded October 15, 1952, in Book "P"-36, Page 502, granted and conveyed unto Donald C. Gish and Evelyn M. Gish, his wife, in fee. AND THE SAID Evelyn M. Gish predeceased Donald C. Gish thereby vesting title in Donald C. Gish alone by operation of law.