

COMMERCIAL REAL ESTATE AUCTION



MONDAY, SEPT. 10, 2007 6:30 PM

NORTHWEST CORNER – LINGLESTOWN SQUARE

I-81 to exit 72-B (Linglestown) Right on N. Mountain Road one mile to the Linglestown Square

OPPORTUNITY IS KNOCKING!

A six million dollar renovation project is underway for the Linglestown Village area surrounding the Square with a new round-about for the square, new road surface, sidewalks, street lighting, curbs, and storm drains. A new 60 car parking lot (now under construction) is just steps away from the property. Other infrastructure improvements are planned including landscaping to blend the old with the new.

RESTAURANT, RETAIL and RESIDENTIAL USES

The property consists of four buildings, a 15 car parking lot and 5 storage garages. **Building #1** is a duplex residential unit. One of these units has been completely renovated on the interior. The second unit is in need of renovation. **Building #2** consists of a restaurant and a 2 bedroom apartment unit at the rear (ideal for a live-in owner.) This building has been completely renovated. The restaurant is ADA & L&I compliant with 2 rest rooms, gas heat and appliance hook-ups, small banquet room, large dining room, outdoor patio area, sprinkler system (dry) and excellent visibility

from the square where there is a constant and almost continuous traffic flow. **Building #3** is a single family residential unit, remodeled and currently leased. **Building #4** is a retail shop with a second floor workshop. The long term tenant is currently remodeling and updating the building. There is also a **five bay garage** at the rear of the property and is accessed by Blackberry Alley. It is expected that the alley will be paved as part of the new 60 car public parking lot.

All buildings are connected to the public sewer. All 4 buildings are currently served by a common well. Public water is expected to be part of the village improvements and the buildings are plumbed in anticipation of public water being available. The recently paved parking lot serves as off street parking for 15 cars. The Village plan calls for the elimination of all but one parking in front of the property and adding 3 spaces along the N. Mountain Road side of the property.

\$25,000 in guaranteed funds required to bid on the property. Complete terms and conditions are available on our web site or at the property. Twilight tours of the property with the owner will be conducted on Monday, August 13th and Thursday, August 23rd , from 6 to 8 PM. All other appointments must be arranged 48 hours in advance.

Personal Property, including many items of local memorabilia and small restaurant equipment will begin at 6:00 PM. Major restaurant equipment will be offered after the real estate.

ENSMINGER AUCTIONEERS

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