

Loomis Auctioneers Has Been Awarded the Privilege to Auction One of Western Pennsylvania's Top Properties!

By Mr. & Mrs. Chuck Garrett / Owners

THURSDAY, SEPTEMBER 27TH, 2012 @ 6:00 PM

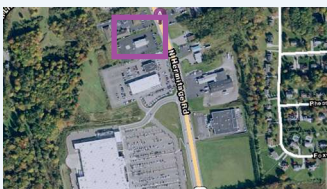
ORIGINALLY ON THE MARKET FOR \$1,000,000.00

Previously leased to tenants for over \$7,000.00 triple net per month. A fantastic investor's opportunity!



HERMITAGE SUPER PRIME COMMERCIAL REAL ESTATE AUCTION

1469 N. Hermitage Rd., Hermitage, Mercer Co., PA 16148. RTE. #18, One minute North of the Shenango Valley Mall



REAL ESTATE SUCCESSFULLY SOLD!
Auctioneer's Note: The Garretts have had a life long successful business in this building. They spend half of the time in the building, and have a very successful business in their building. They have no more use for this prime property, and will offer for public auction. This building was custom built by the Garretts for their business. The building, Rolling Hills, is a 60,000 sq. ft. building, like new, with a garage, and a lot of other features. Invested over \$1.4 million in the property. Located between a leading car dealer, an office complex, a Super Walmart, and many national, regional, and local businesses.

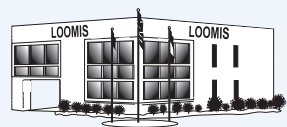
This is the ultimate opportunity for all types of business. Prime location, you can see it from the highway, great lighting, well equipped, and a lot of other features. Super Walmart, Auto World, Golden's, Smith's, Smith's, Smith's, Smith's, Sheets, Smith's, Smith's, Smith's, Smith's, Smith's, Grille, Y.M.C.A., Hermitage, Shenango Valley, and many more. The building is in excellent condition. Current traffic count is over 1000 per day. The building is a county's leading business.

Property Description: Approx. 2 acres plus or minus. Property is zoned highway commercial. Lot size: 200 ft. frontage x 500 ft. deep, more than enough for offices, 10,000 sq. ft. building, a parking lot, a lot of other features (200 cars), professional looking, and a lot of other features.

Building: Offices - 874 sq. ft. • Vehicle Garage - 5,130 sq. ft. • Total = 6,004 sq. ft. Vehicle garage has four bays, one is a drive-thru. Doors are 14' high x 12' wide. 16' ceilings, surface-mounted strip fluorescent and sodium vapor lighting, 8-10" thick concrete floor, ceiling fans, Co-Ray-Vac heat, vehicle service pit. **Office:** Brick exterior, asphalt shingle roof, insulated windows, two sales offices, private office. Total of 4 restrooms, 2 private upstairs, an 2 handi-capped downstairs. Carpet floor, cherry hardwood trim, forced air gas heat and central air conditioning.

Terms to be announced. Buyer's premium added. Terms and conditions on loomisauctions.com. Shown to qualified buyers by appointment, pre-auction. Building open at 1PM on sale day. Go to liveauctionworld.com for live, online bidding. Pre registration is required.

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***** Buyers of all categories of inventory! *****

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