

# REDDING AUCTION SERVICE COMMERCIAL Real Estate Auction

**Thursday, October 22nd @ 5:30PM**

**Located at: 3608 Baltimore Pike  
Littlestown, PA 17340**

If you are looking for a rare business opportunity or looking to expand your business portfolio this is the property for you! This ~13-acre commercial property Located on Baltimore Pike with visibility and exposure with 9,000 vehicles passing daily, 3 miles to Baltimore Pike/Route 15 Corridor and 6 Miles to the Maryland line is a great business or investment opportunity you don't want to miss out on! Existing on the property is a 55 x 50 building that is partially finished on the inside. This property has conditional use zoning approval for light industrial, and utilities are available at the site. Its flat layout makes it great for development. There are 2 Wells on this property producing 20 GPM each. This truly is a rare property that you can make your own!

**Personal Inspection:** By Appointment Only – Please Call 717-334-6941 to Schedule

**Terms:** \$25,000 Down Day of Sale – Settlement Within 45 Days

**Auction For:** Green Pallet LLC

**Attorney:** John Murphy – Apple leaf

**[www.reddingauction.com](http://www.reddingauction.com)**

**Auction Zip #5077**

Redding Auction Service Pa No. 3819-L  
Gettysburg PA  
717-334-6941



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