

PUBLIC AUCTION
14,700 SF COMMERCIAL TYPE BLDG.
(6) BAYS – WORK AREAS – OFFICE – SHOWROOM
1.23 ACRES - ZONED HIGHWAY COMMERCIAL
LEBANON – CLEONA – ANNVILLE AREA
TUESDAY, SEPTEMBER 15, 2026
10 A.M.

LOCATION: 2012 W. Cumberland St., Lebanon, PA 17042. Rt. 422 W. from Myerstown to property on left. (N. Cornwall Twp., Leb. Co.)



REAL ESTATE: 1 story masonry/stucco custom commercial type building known as Power Pro Equipment w/approx. 14,716 SF area on 1st floor w/spacious retail/showroom area w/office spaces, (2) lunch/break rooms, (3) lavatories, large warehouse/shop area w/(6) bays w/overhead doors, utility/storage rooms, 3-phase & 200-amp electrical service, natural gas forced air heat, central AC in showroom & sprinkler system. All on level 1.23 ACRE lot w/macadam & lighted parking lot w/25+ car capacity, retail display area, public water & sewer. **Zoned Highway Commercial.**

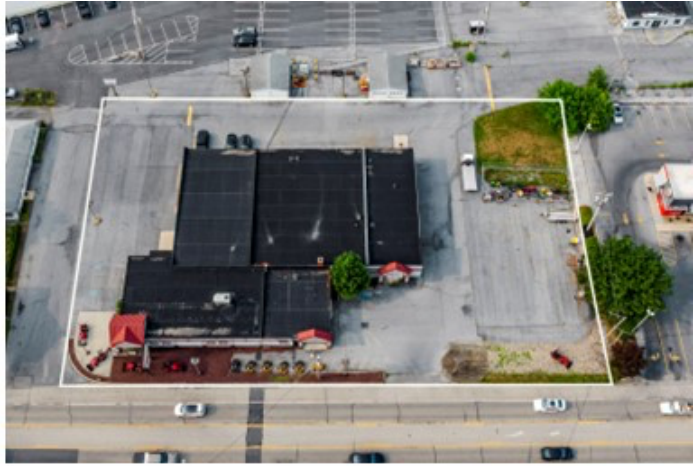
NOTE: Unique opportunity to purchase ideally located commercial type building w/numerous potential uses. Move in ready building w/plenty of room for expansion. Low maintenance facility. Convenient location, minutes to Annville, Cleona & Myerstown. Easy access to Rts. 501, 897, 343 & 72. Terms 10% down, balance 60 days or before. Personal inspection by appointment or **open house Sat., August 29, September 5 & 12 from 1 to 4 PM.** For more detailed information visit www.klinekreidergood.com. **Financing, deposit or bridge loan available to qualified buyer.** Call Randal V. Kline 717-733-1006 (Lender NMLS ID #834368 & #384426)

SEE REVERSE SIDE FOR PLOT PLAN & PROPERTY DETAILS

Auction Conducted by:
Randal V. Kline, Roy E. Good, Jr.
Aaron Z. Nolt, Curvin M. Horning
717-606-2226
Lic. #499, 2116, 5064, 3956



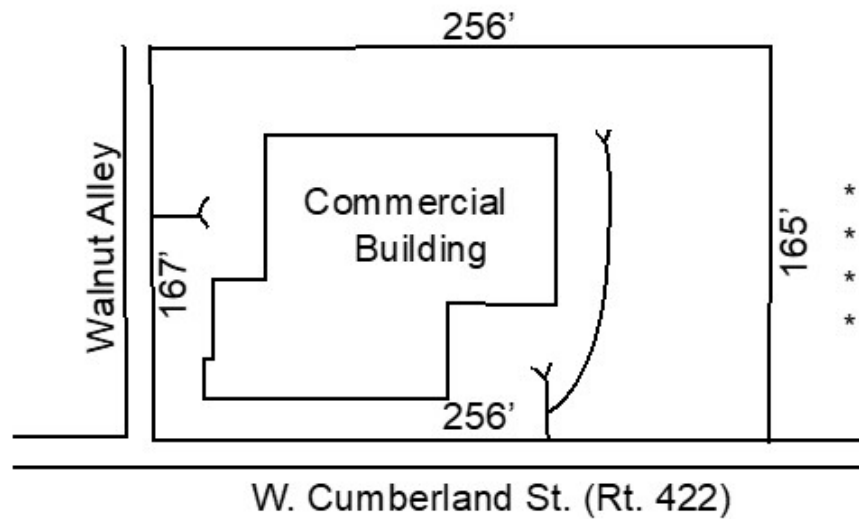
Terms by:
D.D. Hurst Properties II, LLC.
Dwight, 301-789-7577
Aaron K. Zeamer Atty.



Type: **1 Story Commercial Building**
 Construction: **Masonry/Stucco**
 Roof: **Rubber/Metal**
 Square Feet: **14,716**
 Age/Condition: **46 Years/V. Good**
 Flooring: **Concrete/Vinyl**

Lavatory: **3**
 Heating: **Natural Gas Forced Air**
 Cooling: **Central AC/Showroom**
 Warehouse/Shop: **6 Bays w/Overhead Doors**
 Macadam Parking Lot: **25+ Car Capacity/Lighted**
 Windows: **Insulated**

Lot Size: **1.23 ACRES**
 Possession: **60 Days or Before**
 Water/Sewer: **Public**
 Zoning: **Highway Commercial**
 School District: **Cornwall-Lebanon**
 Taxes: **\$16,774**



- * N. Cornwall Twp.
- * Cornwall/Lebanon Schs.
- * Zoned Highway Commercial
- * 1.23 Acres

Note: This is a deed plotting, not a survey. Information believed to be correct but not guaranteed.

Auction Conducted by:
 Randal V. Kline, Roy E. Good, Jr.
 Aaron Z. Nolt, Curvin M. Horning
 717-606-2226
 Lic. #499, 2116, 5064, 3956

KLINE | KREIDER | GOOD
AUCTIONEERS
www.klinekreidergood.com

Terms by:
D.D. Hurst Properties II, LLC.
 Dwight, 301-789-7577
 Aaron K. Zeamer Atty.