

TAX MAP



★ ABSOLUTE ★

PUBLIC AUCTION

★ INVESTMENT OPPORTUNITY ★

VALUABLE CHESTER CO. REAL ESTATE

492 Hephzibah Hill Road

Coatesville, PA 19320

Former Tavern w. Large Owners Quarters

.77 Acre +/- Lot (3 Tracts)

Thursday, August 29, 2019 - 6:00 PM

Modena Boro – Coatesville School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS:492 Hephzibah Hill Road, Coatesville, PA 19320

DATE: Thursday, August 29, 2019 – 6:00 PM

OWNER: Barry L. Swartzentruber

★FEATURES★

Former Alex & Jerry's Tavern building with 1st floor former bar area and 2nd & 3rd floor apartment.

Includes 3 tracts of land totaling .77 Acres +/-

Zoned C-1 Commercial with many uses possible

Building has not been occupied for many years and needs clean-up and restoration

All equipment & furniture at property sold at auction included

Property sold in "as is" condition & is seriously for sale

Buyer responsible for use & occupancy permit if required.

★NO BUYER PREMIUM★

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by September 20, 2019.

Buyer pays all Realty Transfer Taxes.

Buyers have the opportunity to make an offer to purchase this property prior to the auction under the auction terms.

★OPEN FOR INSPECTION★

Day of Auction from 5-6 PM or by Appointment

Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Route 30 Bypass, Take Route 82 South to Lincoln Highway. Stay Straight on South 1st Ave to Modena Road, Turn Left to Union Street, Turn Right to Brandywine Ave., Turn Left to Hephzibah Hill Road, Property on Corner.

The information contained in this brochure is believed to be accurate, but is not guaranteed.

STYLE: 2 ½ Story Commercial Building
YEAR BUILT: 1920 +/-
LOT DESCR: .77 Acres +/- (Plot Plan on Back)
ZONING: C1 Commercial
TAX PARCEL: 10-04-0089, 90, & 91
DEED REF: 8560-1175
LIVING AREA: 3,660 Sq Ft. +/-

TAXES:	YEAR: 2019
\$3,844	School: Coatesville Area
\$440	County: Chester
\$644	Municipal: Modena Boro
\$4,928	TOTAL

1st Floor: Former Tavern with 2 public restrooms and utility room.

2nd Floor: Master Bedroom, living room, Rutt custom kitchen, laundry area & full bath.

3rd Floor: 4 Bedrooms and a full bath.

Attic: Floored storage area.

HEATING: Oil Hot water
WATER HEATER: Summer/Winter Hook up
WATER: Well
SEWER: Public
ROOF: Shingle

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