



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE  
PERSONAL PROPERTY

## 11,400 SQ. FT. HEMPFIELD COMMERCIAL BUILDING



**Tuesday, August 24, 2021**

**6:00 PM Real Estate**

**Personal Property Sold Separately Online Only**

**921 NISSLEY RD.**

**LANCASTER, PA 17601**

**T**his extremely well-located property (Centerville area) offers a combination of office, warehouse, and auditorium space and hosts approximately 25,000 sq. ft. of impervious parking space. This **building lends itself to many different uses** and was formerly used as a recording and distribution center for radio programming and internet retail, as well as leased to several churches over the years. **Additional amenities** include conference rooms, reception areas, and 3 sets of men's and women's bathrooms.

**AUCTIONEER'S NOTE:**

Auction for: Shelia Heil  
Attorney: John Gibbel

**SHOWN BY  
APPOINTMENT**

\*For information about financing call 717-664-5238\*

**Real Estate Terms & Conditions:** 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM  
AY000253L



**Type:** Commercial Building

**Construction:** Frame

**Exterior:** Brick

**Square Footage:** 11,472sq. ft.

**Lot Size:** 2 Acres

**Year Built:** 1973 & 1980

**Heating/Cooling:** Multiple Heat Pump Systems, Mini-Split,  
Forced Air/Central

**Flooring:** Tile, Carpet, Vinyl, VCT

**Water/Sewer:** Public, Natural Gas Water Heater

**Zoning:** Community Business Center

**Taxes:** \$16,196.48

**School District:** Hempfield SD

**Township:** East Hempfield Township

### **Peaked Roof Wing**

#### **First Floor**

Main Entrance Hall: 53' x 7'10", Kitchenette, Carpet

Office 1: 14'4" x 11'6", Closet, Carpet

Office 2: 14'5" x 11'5", Closet, VCT

Office 3: 14'4" x 11'10", Closet, Carpet; Sound Booth:  
6'1" x 4'11", Carpet, Viewing Window

Office 4: 14'5" x 11'8", 2 Closets, VCT

Office 5: 14'4" x 11'10", Carpet, Closet

Office 6: 14'5" x 11'10", Closet, VCT

Office 7: 14'4" x 14'10", Closet, Carpet

Office 8: 14'7" x 13'4", Closet, Carpet

Office/Workroom: 37'7" x 19'3", VCT

Public Restroom: 5'4" x 11'11", 2 Urinals, Toilet, Vinyl

Public Restroom: 11'6" x 6'8", Toilet, Urinal, Vinyl

Public Restroom: 11'6" x 7', 2 Toilet Stalls, Vinyl

#### **Lower Level**

Finished Room: 18'7" x 22'2", Closet, VCT

Storage Room: 16'2" x 12'11", Closet, Carpet

### **Mansard Roof Wing**

#### **First Floor**

Vestibule: 20'2" x 10', Carpet

Office 1: 16'6" x 19'7", Closet, Carpet

Office 2: 18'5" x 11', Closet, Carpet

Main Room: 53' x 45'9", VCT over Concrete, Exterior  
Doors, 9'9" to Drop Ceiling with additional height  
above

#### **Lower Level**

Main Room: 39'8" x 45', Double Doors to Exterior  
Stairs, Corner Raised Platform, Carpet

Kitchen: 15'10" x 12'4", Triple Sink, VCT

Prep/Class Room: 13'11" x 12'5", Pass-through to  
Main Room, VCT

Classroom 1: 10'3" x 12'5", Carpet

Classroom 2: 8'8" x 16'9", Carpet

Public Restroom: 11'10" x 5', Toilet, Urinal, Tile

Public Restroom: 11'10" x 5', 2 Toilet Stalls, Tile

Storage/Utility Room 9'9" x 12'5", Gas Water Heater,  
Sump Pump

Utility Closet: 3'6" x 5'1", Utility Sink

#### **Exterior**

Carport

\*All Measurements are Approximate\*



### **LENDERS**

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