

PUBLIC AUCTION

19,808 SQ. FT. COMMERCIAL BUILDING ON 2.32 ACRES

Thursday, October 2, 2025 • 6pm

1703 BUTCHERSHOP RD.
MIFFLINTOWN, PA 17059

This 19,808 sq. ft. metal and concrete block commercial building sits on 2.327 acres and is ideally located just minutes from Routes 35 and 22, in a mixed residential and commercial development area—making it a prime opportunity for your next business venture or expansion. **Zoned commercial, the property was formerly home to a 16,750 sq. ft. roller skating rink and a 3,058 sq. ft. restaurant. It features an overhead door and a large parking area to accommodate customers or staff. The main area includes a large open space, office, snack bar, restrooms, small dining area, and mechanical room. The restaurant area offers a dining space, commercial kitchen, office, and restrooms. The property also includes a 2-bedroom, 1-bathroom mobile home located toward the rear of the lot, offering the potential for additional rental income. Don't miss this opportunity to own a substantial commercial building in a high-visibility location with excellent access—ideal for a wide range of business uses.**



Open Houses: Sat. Sept. 20, 10am-2pm
Or Call For An Appointment



FEATURES

- ✔ WELL LOCATED
- ✔ ZONED COMMERCIAL
- ✔ FORMER ROLLER RINK & RESTAURANT

Auction for: William L. Baum Estate
Attorney: Donis Zagurskie

LEAD AUCTIONEER: John M. Hess



📞 717-664-5238 or 877-599-8894

🌐 www.hessauctiongroup.com

✉ contact@hessauctiongroup.com

Type: Commercial
Construction: Frame
Exterior: Metal Siding
Roof: Rubber over Metal
Square Footage: 19,808 sq. ft.
Lot Size: 2.327 acres
Year Built: 1984

Heating/Cooling: Oil Forced Heat
Water/Sewer:
Zoning: Commercial
Taxes: \$7,428.27
School District: Juniata SD
Township: Fermanagh Twp



For information regarding our recommended financial lenders 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.

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.