

**HESS**

AUCTION GROUP

PUBLIC AUCTION

"MOLLIES" SINCE 1925 23+ ACRES PRIME COMMERCIAL PROPERTY W/ ARTESIAN SPRINGS

Monday, October 13, 2025 • 6pm

3225 LEBANON RD.
MANHEIM, PA 17545

This 23.43-acre property, zoned General Commercial, is full of opportunity and ready for your ideas! The main building, once an ice cream shop and restaurant, includes a dining area, kitchen, office/living space, full bathroom, ice cream room, and prep/storage area. **Also on the property is a 1920's dance hall with a 43' x 24' open area and stage, as well as a two-story home with 4 bedrooms, kitchen, living room, and full bathroom. Other unique features include** a brick spring house with three artesian springs—used for coin-operated spring water sales—a central restroom facility for guests, mature timber and the Shearers Creek running through the property, and individual drain fields for each building. **With multiple buildings, historic charm, and unique natural resources, this property offers endless possibilities—whether you're starting something new, expanding your business, or creating a one-of-a-kind destination!**



Open Houses: Sat. October 4, 10am-12pm
& Mon. October 6, 5pm-6:30pm
Or Call For An Appointment



FEATURES

- ✓ ZONED GENERAL COMMERCIAL
- ✓ MULTIPLE BUILDINGS
- ✓ ARTESIAN SPRINGS

Auction for: Gloria A. Meiskey
Attorney: Young & Young

LEAD AUCTIONEER: Phil Nissley



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Lot Size: 23.43 acres
Year Built: Dance Hall Built in 1920s
Heating/Cooling: Baseboard Heat w/ Wood Stove (House)
Water/Sewer: Spring Water
/ Septic Tanks & Three Drain Fields
Zoning: General Commercial
Taxes: Approx. \$17,000
School District: Cornwall Lebanon SD

Township: Cornwall Borough

Buildings:

Mollies, former Ice Cream Shop/Restaurant

Dining Area, 34' x 25'9"

Kitchen, 12'5" x 15'

Living Room/Office, 10'17" x 28'

Full Bathroom, tub/shower

Ice Cream "Room", 8'8" x 9'9"

Food Prep/Storage Area

Dance Hall (built in the 1920's)

Dance Floor, 43' x 24', wood floors,
wooden benches lining walls

Stage, 20' x 24'

Home (Rental Income):

First Floor:

2 Bedrooms each with walk in closet, 1 Bath,
Eat in Kitchen/Living

Second Floor:

2 Bedrooms

Basement:

Finished, cement floor, outside entrance

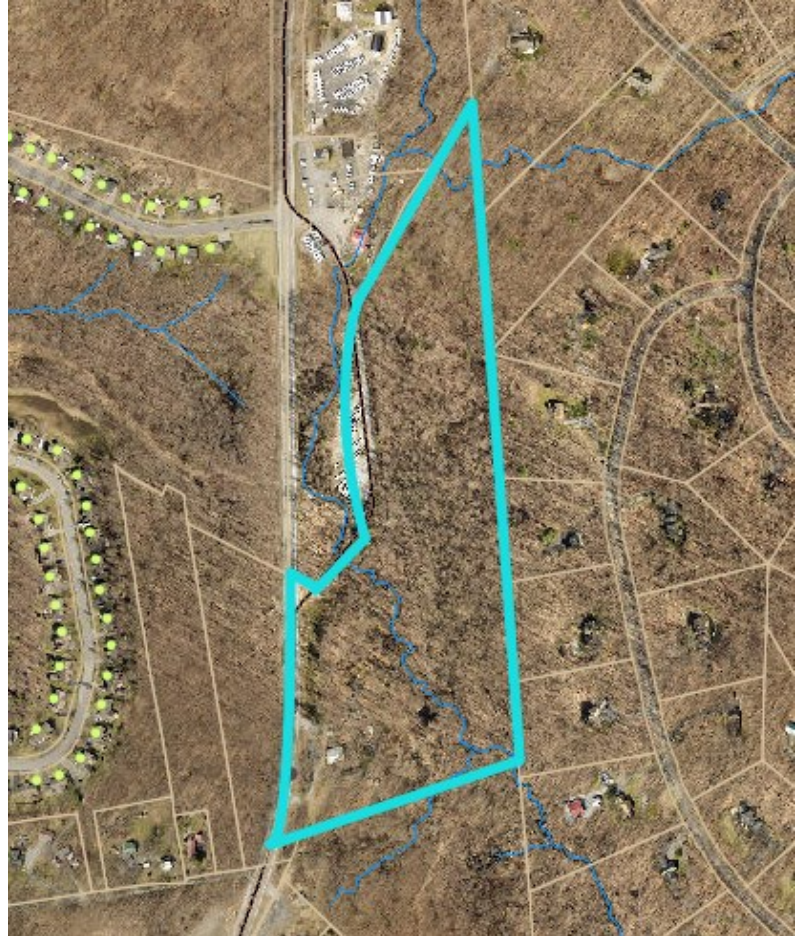
Brick Spring House w/ Spring Tanks & Mechanicals

Central Restroom building for all buildings

Creek run through property

Each building has own drain field, all fed from spring

3 Artesian Springs on property



** All Measurements Approximate*

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.