HESS AUCTION GROUP

PUBLIC AUCTION

RAPHO TWP. COMMERCIAL/RESIDENTIAL PROPERTY

Thursday, March 19, 2026 • 6pm

1172 Mount Joy Rd.
Manheim, PA 17545

This Crossroads Community–zoned property offers an excellent opportunity for business owners, contractors, or investors seeking a well-located and functional property. Located between Manheim and Mount Joy, this former small excavation company property features strong road frontage, good visibility, and convenient access to Routes 283, 72, and 76. **The separate office building is well suited for business operations and includes** three private offices, two reception areas, a bathroom, and a garage space with an overhead door. **A dedicated parking lot provides** ample off-street parking for employees, customers, and business vehicles. **A large barn with an overhead garage door offers** additional space for equipment storage, workshop use, or other business needs**. The property also includes** a 4+ bedroom home, allowing for on-site living or potential rental income. **The first floor features** an open kitchen and dining area, family room, office, powder room, laundry room, and bonus room. **The second floor includes** a primary bedroom, three additional bedrooms, and a full bathroom with an unfinished basement providing additional storage. **With flexible zoning, existing office and shop buildings, ample parking, and a highly accessible location, this property is well positioned for permitted business uses as well as residential occupancy, subject to township regulations.**

Open Houses: Sat. March 7, 10am-12pm
& Mon. March 9, 5pm-6:30pm
Or Call For An Appointment

FEATURES

- WELL LOCATED
- GREAT ROAD FRONTAGE
- ZONED CROSSROADS COMMUNITY

Auction for: Shirley Haldeman
Attorney:

LEAD AUCTIONEER: John M. Hess

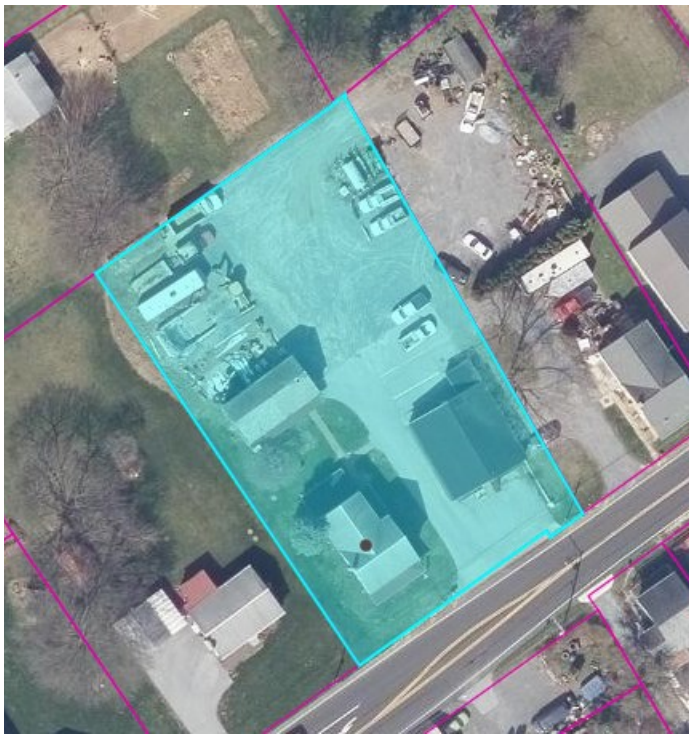
717-664-5238 or 877-599-8894 www.hessauctiongroup.com contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Two Story
Construction: Frame
Exterior: Metal Siding
Roof: Slate
Square Footage: 1,828 sq. ft.
Lot Size: 0.65 acres
Year Built: 1900

Heating/Cooling: Hot Water Baseboard Heat
Water/Sewer: Well Water / Septic Sewage
Zoning: Crossroads Community
Taxes: $5,179
School District: Manheim Central SD
Township: Rapho Twp.



House

First Floor

Storage/Entryway, 17'9 x 12'3

Kitchen/Dining Room, 15'5 x 17'5, vinyl, ceiling fan

Laundry Room, 11'4 x 10'7, concrete floor

Family Room, 11'3 x 25'1, hardwood, beams, paneling

Half Bathroom, 5'4 x 3'5, vinyl

Office/Potential Bedroom, 11'10 x 9'4, hardwood, ceiling fan, chair railing

Bonus Room/Potential Bedroom, 11'3 x 9'11, carpet

Second Floor

Bedroom, 11'4 x 12'8, hardwood

Bedroom (Pass thru) 11'10 x 11'3, hardwood, closet

Master Bedroom, 14'11 x 14'2, carpet, walk in closet, additional small closet, attic access

Full Bathroom, 8'1 x 6', tile, tub/shower

Bedroom, 11'11 x 9', hardwood, closet

Basement

Unfinished, dirt floor

Office

Back Door Reception Area, 8'10 x 19'7, countertop

Office, 9'10 x 15'1, built in desk

Garage, 18'2 x 23'6, overhead door, concrete floor

Bathroom, 11'2 x 11'4, concrete floor

L Shaped Office, 18'1 x 15'3

Front Reception Area/Office, 13'1 x 8'7

Office, 15'2 x 19'4, built in desks

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.