

PUBLIC AUCTION

TWO PARCELS: 12,000+ SQ. FT. EAST PETERSBURG COMMERCIAL BUILDING / RESTAURANT



Wednesday, April 15, 2026 • 4pm Personal Property & 6pm Real Estate

PARCEL 1: 5939 MAIN ST. EAST PETERSBURG, PA 17520

PARCEL 2: 5921 MAIN ST. EAST PETERSBURG, PA 17520

After serving the community for four generations, the Gochnauer's are offering their prime location commercial properties. These properties boast frontage on Route 72 in a prominent position in the borough of East Petersburg with a high traffic count. Interior of the commercial building features approximately 5,000 sq. ft. of retail space with offices and approximately 5,000 sq. ft. of warehouse space with two 10'x10' overhead garage doors and 16 foot ceilings. Other amenities include a separately rented 600 sq. ft. commercial space currently utilized as a fitness center and a one bedroom, one bathroom apartment. Both provide additional income to this property. Also included are approximately 16 parking spaces and two small, detached storage buildings.

Parcel Two includes a separately deeded restaurant space of approximately 2,300 sq. ft., complete with its own parking lot offering an estimated 35 spaces. The property is currently under a long-term lease, with most restaurant equipment owned by the tenant.

Parcel 1 & 2 Open Houses:
Sat. April 4, 10am-12pm & Mon. April 6, 5pm-6:30pm
Or Call For An Appointment

FEATURES

- ✓ ZONED NEIGHBORHOOD COMMERCIAL
- ✓ GREAT LOCATION
- ✓ RENTAL INCOME

Auction for: Gochnauer's East Petersburg Inc.
Attorney: Blakinger Thomas

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

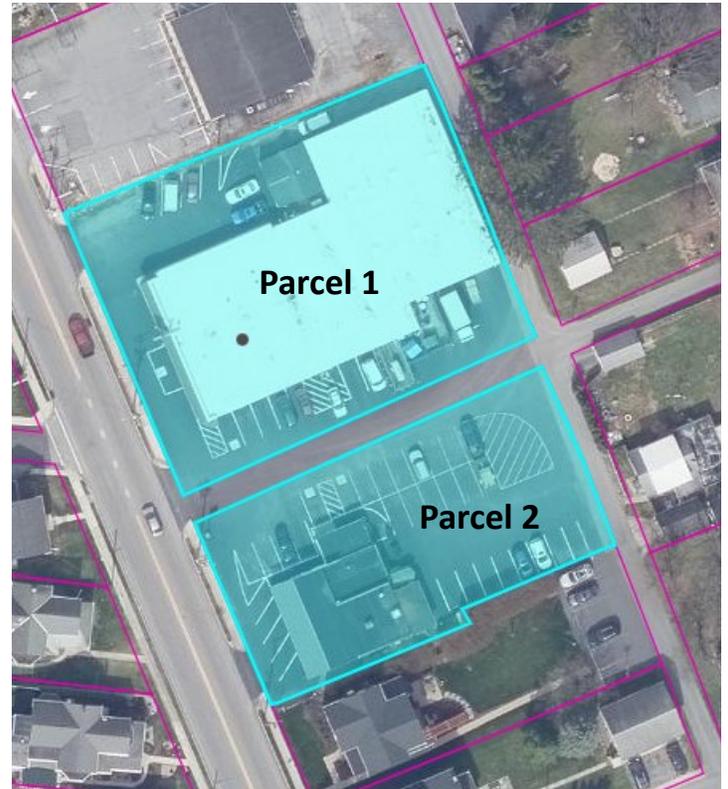
contact@hessauctiongroup.com

Type: Parcel 1: Retail Store / Parcel 2: Restaurant
Construction: Frame
Exterior: Parcel 1: Concrete Block / Parcel 2: Vinyl Siding
Roof: Rubber
Square Footage: Parcel 1: 12,381 sq. ft
Parcel 2: 2,909 sq. ft.
Lot Size: Parcel 1: 0.59 acres / Parcel 2: 0.41 acres
Year Built: Parcel 1: 1950 / Parcel 2: 1960

Heating/Cooling: Parcel 1 Main Building: Heat Pump
Parcel 1 Rentals: Wall Heat Pump/Air & Baseboard
Parcel 2: Gas Heat & Central AC
Water/Sewer: Public
Zoning: Neighborhood Commercial
Taxes: Parcel 1: \$14,151.13 / Parcel 2: \$9,515.70
School District: Hempfield SD
Township: East Petersburg Borough

Gochnauer's Business

Showroom, 56'4 x 94', carpet, store front
Office Space, 23'8 x 12'9, counter/customer service area
Private Office, 16'2 x 11'6, ceiling fan
Private Office, 11'11 x 12'1, outside entrance
Service/Parts Area, 45' x 11', concrete floor
Restroom, 4'7 x 3'9
**Warehouse, 60' x 86', concrete floor, second floor
storage, 10 ft. overhead garage doors, loading dock**
**Basement, 62'7 x 22'9, previous loading dock, storage, x
sump pump**
Fitness Center
637 square feet of open area with private bathroom
Electric baseboard heat and wall unit a/c
Apartment
1,040 square feet includes one bedroom, one bathroom with
walk in shower, dining room, living room, closet and
kitchen. Heat in the floor & ceiling fan.



**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 60 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.