

# 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

**A**fter 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](http://www.hessauctiongroup.com)

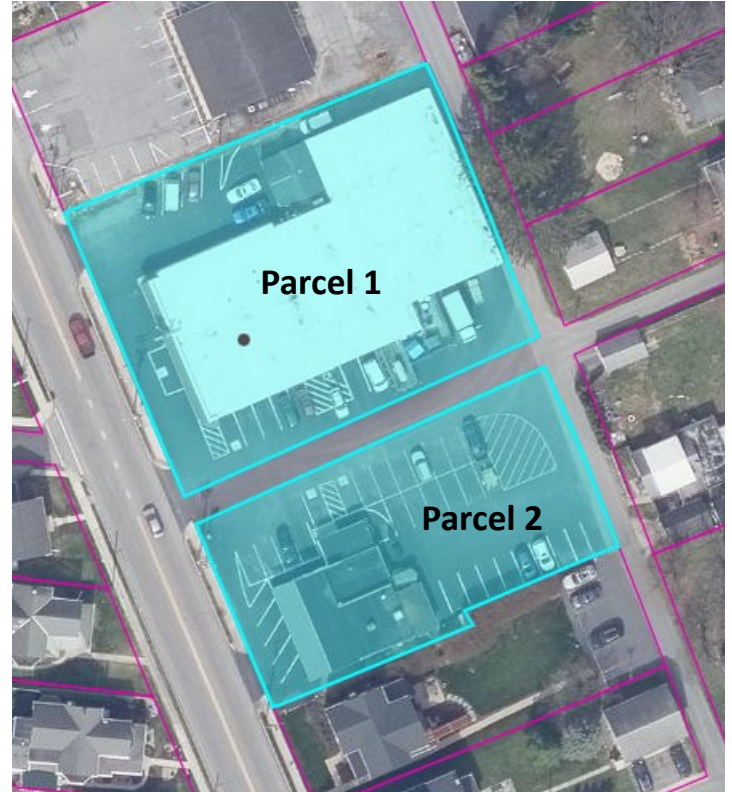
[contact@hessauctiongroup.com](mailto:contact@hessauctiongroup.com)

**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: 0.02 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.