

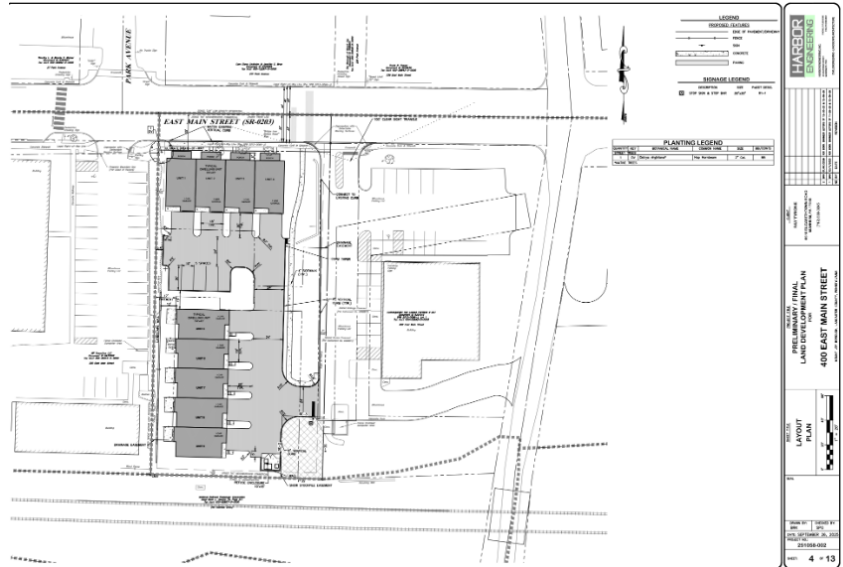
SHOVEL READY INVESTMENT OPPORTUNITY W/ 9 TOWNHOUSE APPROVAL

Thursday, May 28, 2026 • 6pm

400 East Main Street,
Mount Joy, PA 17552

This is a **shovel ready development opportunity** with **full borough approval** for **nine townhouse units**. **Engineering plans** are completed and available. **All major approvals and waivers are in place**, including basements, stormwater management, and curbing, with no street improvements required. This significantly reduces both time and development costs. **Architectural plans are also completed** and can be used with minor modifications to proceed. The property is located near Routes 30, 222, and 283, offering easy access to Lancaster, Lititz, and Manheim, along with nearby shopping, dining, and amenities. This type of project typically takes years to approve and requires significant investment with no guarantee of approval. Those steps are already complete here. **This is a rare, fully approved opportunity for nine townhouses in a strong and accessible location, positioned for immediate development.**

**All information provided by the seller is believed to be true and correct. Buyers are responsible for conducting their own due diligence.*



**Open Houses:
Call For An Appointment**



FEATURES



Completed Engineer Plans



Completed Architectural Plans



Convenient Location

Auction for: Ray Tyrone
Attorney: Scott Albert

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: Commercial
Lot Size: 0.88 Acres
Zoning: Neighborhood Commercial

School District: Donegal SD
Township: Mount Joy Boro

Visit our website for Architectural Plans & Engineering Plans
<https://www.hessauctiongroup.com/>



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.