

**SCHWENKSVILLE BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 2020-23

**A RESOLUTION TO APPROVE THE SALE OF BOROUGH PROPERTY
SITUATE AT 140 MAIN STREET**

WHEREAS, Schwenksville Borough Council desires to sell certain real property located at 140 Main Street, including 0.0918 acres or 4,000 square feet more or less in the Borough of Schwenksville, County of Montgomery, Commonwealth of Pennsylvania, with all buildings and improvements ("Property"); and

WHEREAS, pursuant to Section 1201.1 of the Borough Code, Borough Council exposed the Property to public auction, and through said public auction did obtain a high bid of \$79,500.00, as made by Jon Carrow ("Buyer");

NOW, THEREFORE, be it resolved, the Borough Council of Schwenksville hereby approves the sale of the Property to the Buyer, in the amount of the \$79,500.00 high bid, plus a ten percent (10%) Buyer's premium, for a total amount of \$87,450.00 to be paid by the Buyer, conditioned upon Buyer's compliance with all requirements noted in the bid package prepared by Sanford Alderfer Real Estate Realtors and Auctioneers/Tranzon Alderfer, and;

BE IT FURTHER RESOLVED, Schwenksville Borough Council does hereby authorize the appropriate Borough officers and officials to take all necessary steps and execute all documents to effectuate the sale of the Property.

BE IT RESOLVED, this 20th day of November, 2020.

SCHWENKSVILLE BOROUGH COUNCIL

Darren Rash, President

Attest:

Gail Phillips
Borough Secretary

AUCTION SUMMARY REPORT



Schwenksville Borough Office Building
140 Main Street, Schwenksville, PA 19473
Schwenksville Township, Montgomery County



2780 Shelly Road, Harleysville, PA 19438
215-723-1171 • www.Alderferrealestate.com
A **tranzon** Affiliate

AUCTION CONTRACT



SANFORD ALDERFER REAL ESTATE
REALTORS & AUCTIONEERS
TRANZON ALDERFER
2780 Shelly Rd, Harleysville, PA 19438
215.723.1171 www.AlderferRealEstate.com

REAL ESTATE AUCTION CONTRACT

This contract made on **July 23, 2020** between **SANFORD ALDERFER REAL ESTATE** 2780 Shelly Road, Harleysville, PA 19438 (hereinafter referred to as AUCTION COMPANY) and
Schwenksville Borough
140 Main Street
Schwenksville, PA 19473

(Hereinafter referred to as SELLER) are hereto intending to be legally bound and agree as follows:

1. SELLER hereby grants unto AUCTION COMPANY the exclusive right and authority to sell the real property located at **140 Main Street, including 0.0918 acres or 4,000 sq. ft. more or less in the Borough of Schwenksville, County of Montgomery, in the Commonwealth of Pennsylvania with all buildings and improvements and known as tax parcel #20-00-00145-006.**
2. Date and time of the auction will be:
Online Bidding Opens: Friday, October 23, 2020 at 1:00PM EST
Online Bidding Closes: Wednesday, October 28, 2020 at 1:00PM EST
3. The auction location shall be: **Online only at www.Tranzon.com/AL102820A**
4. The open house will be held on: **Wednesday, October 21, 2020 from 1:00-3:00PM**
5. Settlement will be on or before: **December 3, 2020**
6. A **10% Buyer's Premium** will be added to the high bid to obtain the **final sale price.**
7. / Said property is to be sold **WITH RESERVE** subject to confirmation of the Seller. The Seller reserves the right to reject any or all bids up to and until the property has actually been declared sold to a Buyer by the Auction Company.
8. Seller further agrees to pay **\$2,500** for the expenses incurred for the advertisement and promotion of said auction. Advertising media and quantities shall be at the discretion of AUCTION COMPANY. In the event the property is not sold AUCTION COMPANY'S service fee is **\$1,500. These amounts are due at the time the contract is signed. Advertising Fee and Service Fee will be credited back to seller at the time of settlement should the property be sold.**
9. The AUCTION COMPANY will retain the 10% Buyer's Premium as its compensation. In the event the Buyer is represented by a Broker, AUCTION COMPANY will pay a cooperating fee to a buyer Broker a **2% coop fee** from AUCTION COMPANY'S commission. All commissions will be paid at the time of settlement.
10. The production of a signed copy of this contract shall be sufficient warrant to any person or title company conducting settlement under an agreement of sale for the payment of the AUCTION COMPANY'S fee herein directly to AUCTION COMPANY at settlement from SELLER share of the proceeds of such sale. In any action to recover AUCTION COMPANY'S fees hereunder, AUCTION COMPANY shall also be entitled to recover reasonable attorney's fees and costs.

Seller Initials:

Page 1 of 4

Salesperson Initials:

AUCTION CONTRACT

11. SELLER agrees that in the event the high bid is not accepted by SELLER, the AUCTION COMPANY shall have 48 hours from the auction day to negotiate with top bidder or with any potential bidders or buyers to produce an acceptable agreement of sale. If an acceptable agreement of sale is not produced the SELLER agrees that the AUCTION COMPANY will have 30 days to offer the property at auction again.
12. SELLER agrees in the event the buyer defaults in the terms of an agreement of sale, AUCTION COMPANY shall receive 50% of/from any deposit or down monies paid on account minus any "No Sale" fee in the event of default by the Buyer.
13. SELLER hereby warrants that SELLER is the owner of and has title to the property which is good and marketable and shall be free and clear of all liens and encumbrances and will be insured at regular rates by a responsible title insurance company and that the SELLER has proper right and authority to sell said property.
14. SELLER hereby authorizes AUCTION COMPANY to obtain any inspections, certifications or reports which in the judgment of the AUCTION COMPANY are necessary to enhance the auction. Payments for these services are due as received and/or payable at final settlement. This may include a **title report, wood destroying insect report, water analysis, septic inspection and a Use and Occupancy certification** where required.
15. This parcel of real estate is to be sold "**As Is, Where Is**" and as represented with **no contingencies** allowed by said BUYER.
16. SELLER understands that SELLER is responsible to disclose any and all known defects to the AUCTION COMPANY and agree to **complete a Seller's Property Disclosure Statement. Seller shall indemnify and hold harmless AUCTION COMPANY for any misstatement contained in the Seller's Property Disclosure Statement or any other action brought against AUCTION COMPANY as a result of fraud or negligence in whole or part committed by Seller.**
17. The "Terms and Conditions" hereto attached are a part of this contract.
18. This agreement contains the complete agreement of SELLER and AUCTION COMPANY with respect to its subject matter and may not be modified except by an agreement in writing signed by the parties hereto. This agreement shall be binding on the parties, their heirs, executors, administrators, successors and assigns.

AUCTION COMPANY:  7/23/2020
Lon M. Clemmer, Real Estate Sales Assoc./Auctioneer Date

SELLER:  8/3/2020
Date

WITNESS:   8/3/2020
Print Name Signature Date

Seller Initials: 

Salesperson Initials: 

AUCTION CONTRACT

TERMS & CONDITIONS

THE property of Schwenksville Borough is now being offered for sale under and subject to the following conditions and stipulations.

SAID property to be sold is located at **140 Main Street including 0.0918 acres or 4,000 sq. ft. more or less in the Borough of Schwenksville, County of Montgomery, in the Commonwealth of Pennsylvania with all buildings and improvements and known as tax parcel #20-00-00145-006.**

SAID property is to be sold **WITH RESERVE** subject to confirmation of the seller. The seller reserves the right to reject any or all bids up to and until the property has actually been declared sold to a Buyer by the Auction Company. Should any dispute arise between two or more bidders, the property may, at the option of the Seller, be put up for sale again.

BIDDER VERIFICATION: In order to bid at this auction, all bidders must complete an online registration at www.Tranzon.com. All bidders seeking to register for this auction must be eighteen (18) years of age or older and are subject to verification through credit card information that must be provided in the registration process. You will be asked to provide credit card information for this purpose, and we will use a third party service to verify that your credit card is valid and has available credit. When your registration to bid on this auction has been approved, you will receive an email notification that you have been approved for bidding. If we are unable to verify your credit card, you will have no rights to bid at this auction, and your registration will be deemed to be not accepted and/or terminated or extinguished without notice. In addition, bidding rights are not absolute, and all registrations, even if successfully verified by credit card as described above, are subject to manual verification at any time, and from time to time, by the Auctioneer. We may suspend or terminate your registration for this auction at any time, and for any and all reasons or for no reason, in our sole discretion. We will notify you by email if your approval to bid at this auction has been terminated or suspended.

BIDDING FORMAT: Bidding will take place online at www.Tranzon.com/AL102820A with bidding opening on Friday, October 23 at 1:00 PM EST and closing Wednesday, October 28 at 1:00 PM EST. Once bidding has commenced, any advances on a bid must be made in increments at least as great as those which Sanford Alderfer Real Estate has determined. You will be emailed if someone outbids you. **In the event of competitive bidding in the last 4 minutes of the auction, this auction enables an auto-extend feature at 4 minute intervals which prohibits all sniping software and activity.** It is recommended that bidders use the maximum bid option to avoid last minute confusion.

BUYER'S PREMIUM: A ten percent (10%) Buyer's Premium will be added to the bid price to obtain the final sale price. Example:
Bid Price: \$100,000
Plus 10% Buyer's Premium: \$10,000
Final Purchase Price: \$110,000

TECHNICAL PROBLEMS: Bidders will need a continuous internet connection (high speed connection is recommended). Tranzon Alderfer and the Seller are not responsible for any technical problems with hardware, software, internet connectivity or human errors and reserve the right to postpone or cancel the auction and/or extend the bidding time for this auction and/or relist the property for auction at another time.

NOTIFICATION OF WINNING BIDDER: At the conclusion of the auction, the successful bidder will be notified and must immediately execute and return the Agreement of Sale to Sanford Alderfer Real Estate. Use of online contracts and electronic signatures may be required.

DEPOSIT AMOUNT: The successful bidder will deposit 10% of the Final Purchase Price in the form of a certified check or by wire transfer to Sanford Alderfer Real Estate within 24 hours of the auction closing. This deposit will be held in the escrow account of Sanford Alderfer Real Estate.

DOCUMENTS AVAILABLE: Property description, legal description, plot plan and other information are available for review and inspection during the on-site inspections or by appointment. All information contained in the brochure and all other auction-related material is subject to and superseded by the Agreement of Sale.

Seller Initials:

Page 3 of 4

Salesperson Initials:

AUCTION CONTRACT

CLOSING DATE: Settlement is to be on or before **December 3, 2020** at which time the purchaser will pay the balance of the purchase price. Possession will be transferred upon recording of the deed. Taxes will be prorated to the day of closing.

PROPERTY CONDITION: The property is being offered for sale **"AS-IS, WHERE-IS"** and with all faults without warranty, expressed or implied, of any character, except for any warranties described in the Agreement of Sale. The sale is not contingent on mortgage financing, seller assistance, property inspection, radon inspection, water certification, septic inspection or termite inspection. Pursuant to local and federal disclosure laws, you are invited to perform lead based paint testing 10 days prior to the auction day as well as any other inspections of the property. To the extent the municipality in which the property is located requires any Certificate of Occupancy or similar certificate in connection with the conveyance of the property, it shall be bidder's responsibility to obtain same at its sole cost and expense, including the cost for repairs of any item required to obtain same, regardless upon which entity the law imposes such obligation. Bidder's complete inspection of the property prior to the submission of a bid is invited. Bidder understands that he will be relying solely on bidder's own information when bidding and that bidder has conducted sufficient due diligence to honor all bids, execute the Agreement of Sale, and close the sale if bidder is the successful bidder for the property.

AGENCY DISCLOSURE: Sanford Alderfer Real Estate and all other licensees employed by or associated with Sanford Alderfer Real Estate represent the Seller in the case of this property. The information provided herein is provided for the convenience of those that might be interested in the property, however the Seller or Sanford Alderfer Real Estate makes no representation or warranty as to zoning descriptions or like matter. Any prospective Purchaser may wish to perform their own due diligence and information searches. Sanford Alderfer Real Estate is acting as a licensed Pennsylvania auctioneer in this matter and although references may be made to Pennsylvania Real Estate License Law and there may be certain conformity with that law, it is purely voluntary on behalf of the auctioneer.

Notwithstanding the above, it is understood and agreed between the parties, that Sanford Alderfer Real Estate is also a licensed real estate broker in accordance with the laws of the Commonwealth of Pennsylvania and in the event that the property is sold in accordance with those laws as opposed to auction laws, Sanford Alderfer Real Estate by agreement of the parties, may also in its capacity as a real estate broker be complying with the Pennsylvania Real Estate Commission laws and regulations.

BROKER PARTICIPATION: A two percent (2%) co-op fee will be paid to the licensed real estate broker whose prospect purchases and closes on the property. Co-op fees are only paid if the broker's client closes the transaction and Sanford Alderfer Real Estate receives its commission. **To qualify for a co-op fee, the real estate broker must be a properly licensed real estate broker, register* the prospect with Sanford Alderfer Real Estate by fax at 215-799-0766 or email at saralyn@tranzon.com no later than 5:00 PM EST on the business day prior to the auction, inspect the property with the prospect and sign-in with the prospect during a scheduled on-site inspection, and attend the auction with their prospect.** The Broker Acknowledgement Form must be signed by the prospect and received by Sanford Alderfer Real Estate by the deadline above. No agent will be recognized on a prospect who has previously contacted or been contacted by the Sellers or Sanford Alderfer Real Estate representatives. No co-op fees are paid if the agent or a member of his immediate family is participating in the purchase of the property. In its sole discretion, Tranzon Alderfer may require proof that the agent is serving only as broker and not as a principal.

DISCLAIMER: Information contained herein is believed to be correct to the best of auctioneer/agent's knowledge but is subject to inspection and verification by all parties relying on it. Sellers, their representatives and auctioneer/agent shall not be liable for inaccuracies, errors, or omissions. All square footage and other dimensions are approximate. This offering is subject to prior sale and may be withdrawn, modified or cancelled at any time without notice. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.

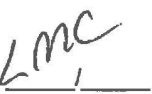
*Sanford Alderfer Real Estate, also known as Tranzon Alderfer, is a member company of Tranzon, L.L.C., is independently owned and operated, and uses the Tranzon name by license from Tranzon, L.L.C., which is not conducting or otherwise involved in this auction.*Request a Broker Acknowledgement Form by calling the Tranzon Alderfer office (1-800-577-8845) or download it from our website (www.tranzon.com), property www.Tranzon.com/AL102820A*

Seller Initials:



Page 4 of 4

Salesperson Initials:



ADVERTISING BUDGET

Marketing Campaign -140 Main St., Schwenksville, PA 19473, November 18

NEWSPAPER	CIRCULATION	SIZE	SCHEDULE	PLACEMENT	AMOUNT
Montgomery Newspapers	30,000	2 col. X 3"	November 1st	Main News	\$342.72
• Montgomery News-Herald		2 col. X 3"	November 1st	Main News	
• Montgomery Times Herald		2 col. X 3"	November 1st	Main News	
• Public Spirit		2 col. X 3"	November 1st	Main News	
• Times Chronicle		2 col. X 3"	November 1st	Main News	
• Glenside News		2 col. X 3"	November 1st	Main News	
• The Ambler Gazette		2 col. X 3"	November 1st	Main News	
• Springfield Sun		2 col. X 3"	November 1st	Main News	
• The Willow Grove Guide		2 col. X 3"	November 1st	Main News	
• The Globe		2 col. X 3"	November 1st	Main News	
• Souderton Independent		2 col. X 3"	November 1st	Main News	
• North Penn Life		2 col. X 3"	November 1st	Main News	
• North Penn Reporter		2 col. X 3"	November 1st	Main News	
• The Colonial		2 col. X 3"	November 1st	Main News	
• Perkasie News Herald		2 col. X 3"	November 1st	Main News	
• Lansdale Reporter		2 col. X 3"	November 1st	Main News	
Pennsburg Town & Country	6,000	2 col. X 3"	October 29; November 5	Real Estate Section	\$185.64
Pottstown Mercury	10,448	2 col. X 3"	November 1 & 8	Real Estate Section	\$192.78
Upper Perk Shopper's Guide	21,586	2 col. X 3"	October 26; November 2	Real Estate Section	\$168.65
Lancaster Farming	58,919	2 col. X 3"	October 24; November 7	Real Estate Section	\$278.89
					\$1,168.68
SOCIAL MEDIA		SIZE	SCHEDULE	PLACEMENT	AMOUNT
Facebook.com		Social Media	Approx. 2 weeks	Boosted Post	\$200.00
					\$200.00
MAIL PIECE		SIZE	SCHEDULE	DETAILS	AMOUNT
Custom Trade Printing		4.25" x 6" P	TBD	Print: 1,000 Mail: 900 Ship to Client: 100	\$672.79
					\$672.79
MAIL LIST		SIZE	SCHEDULE	DETAILS	AMOUNT
Acculeads	900		TBD	TBD	\$160.00
					\$160.00
SIGNAGE		SIZE	SCHEDULE	DETAILS	AMOUNT
Auction Sign			24 X 30	Single Face	50.88
					TOTAL \$2,252.35

Bidding Ends:
Wed., November 18th
 at 1:00 PM EST



ONLINE REAL ESTATE AUCTION

Schwenksville Boro Office Building

Located At: 140 Main Street, Schwenksville, PA 19473

Outstanding Opportunity!

in Schwenksville Borough for a landmark icon building situated on 0.09± acres.

- 37'x19' office/studio w/open fir plan
- Full unfinished basement, heated/ and great storage space
- Arch top architectural windows
- Village Commercial Zoning offers a wide variety of permitted uses

Great Visibility!
 Along high-traffic Main Street (Rt. 29)

— PREVIEW —
Tues., Nov. 10 from 1-3 PM



SANFORD AU-001980-L
ALDERFER REAL ESTATE
 REALTORS • AUCTIONEERS

tranzon

TERMS: 10% Buyer's Premium, Sold in As-Is Condition, 10% Deposit. Broker Participation Welcome Subject to seller confirmation Agency Disclosure: The Member Company Acting as Auctioneer/Agent is an agent for the seller only. Disclaimer: Information contained herein is believed to be correct to the best of the Auctioneer/ Agent's knowledge but is subject to inspection and verification by all parties relying on it. Seller, their representatives and Auctioneer/Agent shall not be liable for inaccuracies, errors, or omissions. All square footage and other dimensions are approximate. This offering is subject to prior sale and may be withdrawn, modified or cancelled at any time without notice.

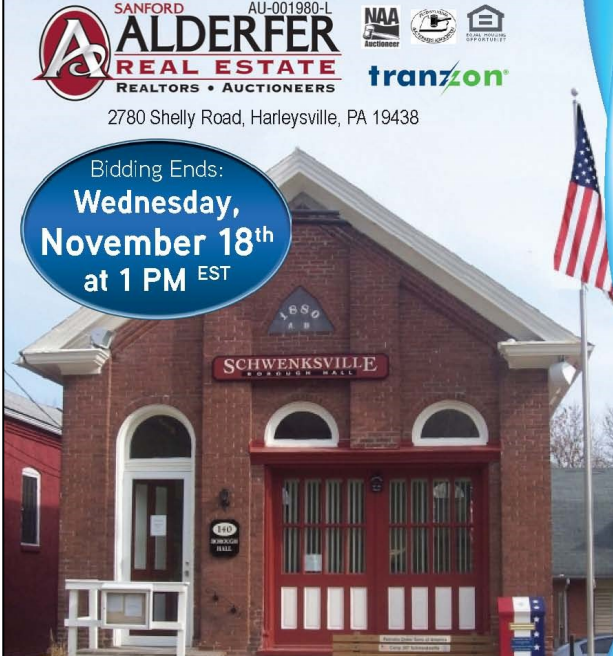
For Details Visit www.AlderferRealEstate.com or Call 215-723-1171

SANFORD AU-001980-L
ALDERFER REAL ESTATE
 REALTORS • AUCTIONEERS

2780 Shelly Road, Harleysville, PA 19438

tranzon

Bidding Ends:
Wednesday, November 18th
 at 1 PM EST



ONLINE REAL ESTATE AUCTION

www.AlderferRealEstate.com | 215-723-1171

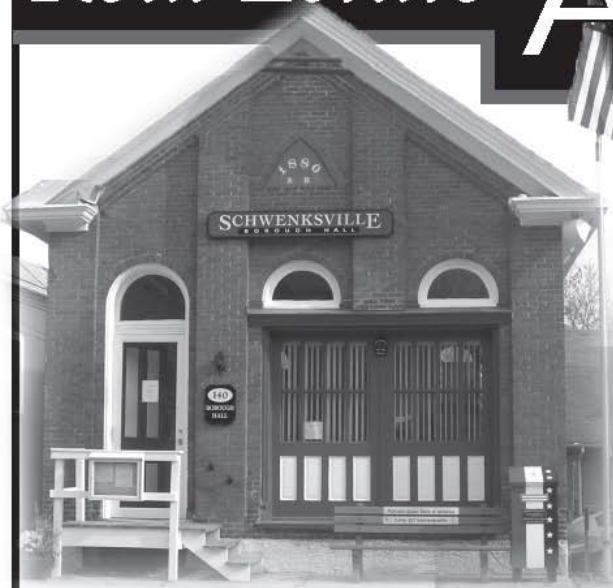
Schwenksville Boro Office Building

140 Main Street, Schwenksville, PA 19473

PRESORTED
 FIRST-CLASS MAIL
 U.S. POSTAGE
PAID
 PERMIT #1
 LAKELAND, FL

Real Estate

AUCTION



ONLINE BIDDING ENDS

**Wed., November 18th
at 1:00 PM EST**

***Schwenksville Boro
Office Building***

Landmark Icon on 0.09± Ac.

**140 Main Street,
Schwenksville, PA 19473**

Great Visibility!

Along high-traffic Main St (Rt. 29)



- 37'x19' office/studio space w/open floor plan • Full unfinished bsmt, heated and great storage space
- Arch top architectural windows
- Village Commercial Zoning offers a wide variety of permitted uses

— PREVIEW —

Tues., Nov. 10 from 1-3 PM

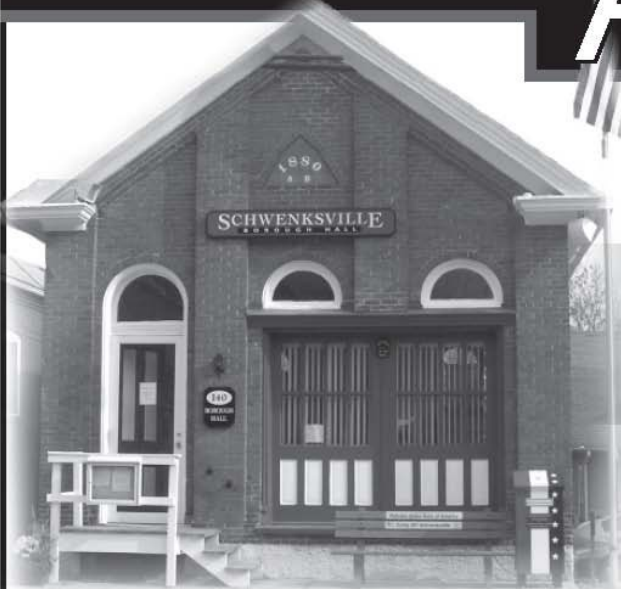
TERMS: 10% Buyer's Premium, 10% Deposit, 2% Broker Co-Op, Subject to seller confirmation

215-723-1171 • www.AlderferRealEstate.com

Lancaster Farming, 2x3, Oct. 24; Nov. 7

Real Estate

AUCTION



ONLINE
BIDDING
ENDS

**Wed., November 18th
at 1:00 PM EST**

***Schwenksville Boro
Office Building***

Landmark
Icon on
0.09± Ac.

140 Main St, Schwenksville, PA

Great Visibility!

Along high-traffic Main St (Rt. 29)

- 37'x19' office/studio space w/ open flr plan
- Full unfinished basement, heated and great storage space
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- Village Commercial Zoning offers a wide variety of permitted uses

— PREVIEW —

Tues., November 10 from 1-3 PM

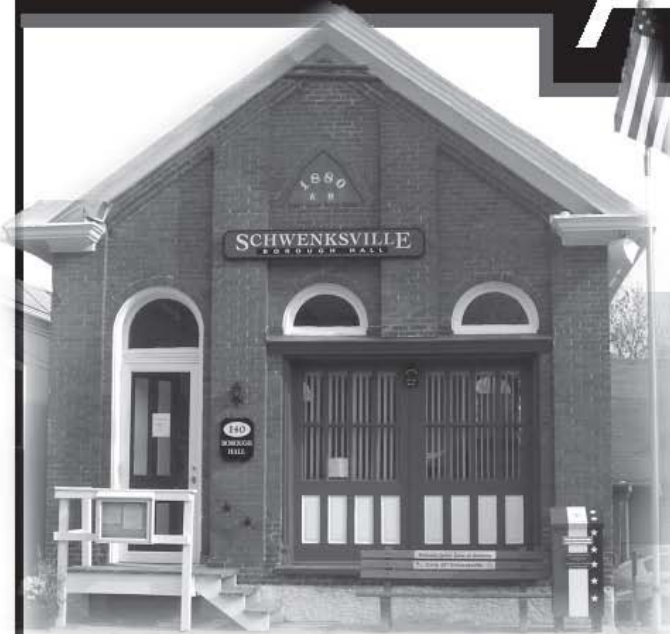
TERMS: 10% Buyer's Premium, 10% Deposit,
2% Broker Co-Op, Subject to seller confirmation



215-723-1171 • www.AlderferRealEstate.com

Pennsburg Town & Country, 2x3, Oct.
29; Nov. 5

Real Estate AUCTION



ONLINE BIDDING ENDS

**Wed., November 18th
at 1:00 PM EST**

Schwenksville Boro Office Building

Landmark Icon on 0.09± Ac.

- 37' x 19' office/studio space w/open floor plan • Full unfinished basement, heated and great storage space
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**140 Main Street,
Schwenksville, PA 19473**

Great Visibility!

Along high-traffic Main St (Rt. 29)



— PREVIEW —

Tues., Nov. 10 from 1-3 PM


TERMS: 10% Buyer's Premium, 10% Deposit,
2% Broker Co-Op, Subject to seller confirmation

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Montgomery Newspapers, 2x3, Nov. 1

ONLINE AUCTION

NOV
18



Schwenksville Borough Office Building, Schwenksville, PA

[🕒 Friday, November 13, 2020 @ 1:00pm \(Start\)](#)
[🕒 Wednesday, November 18, 2020 @ 1:00pm \(End\)](#)
[📅 Add to Calendar](#)

📍 140 Main Street, Schwenksville, PA 19473 (map)

🔗 VISIT OUR TRANZON WEBSITE TO DOWNLOAD THE PROPERTY INFORMATION PACKET!

Outstanding opportunity in Schwenksville Borough for a landmark icon brick office building situated on 0.09 acres. The property is currently occupied by Schwenksville Borough which will be relocating to another facility on Main St. Property offers a main floor 37' x 19' office/studio space with open floor plan and a powder room, large arch top architectural windows, full unfinished basement, heated and great storage space. Public Utilities. Great visibility along highly traveled Main St (Rt. 29). Village Commercial Zoning offers a wide variety of permitted uses.

This sale is subject to approval of Schwenksville Borough Council.

Preview: Tuesday, November 10 from 1:00 - 3:00 PM EST

Online Bidding Opens: Friday, November 13 at 1:00 PM EST

Online Bidding Closes: Wednesday, November 18 at 1:00 PM EST

PROPERTIES
AUCTION RESULTS
SERVICES
BUY/SELL
AUCTION PROCESS
ABOUT US
CONTACT
NEWS/BLOG

Schwenksville Borough Office Building, Schwenksville, PA

Outstanding opportunity in Schwenksville Borough for a landmark icon brick office building situated on 0.09 acres. The property is currently occupied by Schwenksville Borough which will be relocating to another facility on Main St. Property offers a main floor 37' x 19' office/studio space with open floor plan and a powder room, large arch top architectural windows, full unfinished basement, heated and great storage space. Public Utilities. Great visibility along highly traveled Main St (Rt. 29). Village Commercial Zoning offers a wide variety of permitted uses.

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🕒 Friday, November 13, 2020 @ 1:00pm (Start)

🕒 **Wednesday, November 18, 2020 @ 1:00pm (End)**

📅 Add to Calendar

📍 140 Main Street, Schwenksville, PA 19473 (map)

🔗 **External Links**

VISIT OUR TRANZON WEBSITE TO DOWNLOAD THE PROPERTY INFORMATION PACKET!

Details
Map
All Photos

Outstanding opportunity in Schwenksville Borough for a landmark icon brick office building situated on 0.09 acres. The property is currently occupied by Schwenksville Borough which will be relocating to another facility on Main St. Property offers a main floor 37' x 19' office/studio space with open floor plan and a powder room, large arch top architectural windows, full unfinished basement, heated and great storage space. Public Utilities. Great visibility along highly traveled Main St (Rt. 29). Village Commercial Zoning offers a wide variety of permitted uses.


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VISIT OUR TRANZON WEBSITE TO DOWNLOAD THE PROPERTY INFORMATION PACKET!
















tranzon

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IMAGES OVERVIEW DESCRIPTION TERMS

Commercial Schwenksville Borough Office Building, Schwenksville, PA 🖨️



This property is a part of our National Auction Sales Event.

[Click here to see other properties in this event.](#)

PROPERTY LOCATION

140 Main Street
Schwenksville, PA 19473

Pending


Overview

Schwenksville Borough Office Building | **Schwenksville, PA**

Property Location [MAP](#) Property ID: AL111820A

140 Main Street
Schwenksville, PA 19473

[SHARE](#) [FB](#) [RS](#)



CONTACT AGENT

Lon Clemmer, CAIAARE, MPPA, CES
Tranzon-Aideffer
215-879-3008
lclemmer@tranzon.com

CONTACT AGENT

DOCUMENTS

📄

Broker Registration Form

DOWNLOAD NOW

🔒 Subscription/Login Required

🔒 Confidentiality Agreements Required

AUCTION INFO

Pending

Description

Outstanding opportunity in Schwenksville Borough for a landmark icon brick office building situated on 0.09 acres. The property is currently occupied by Schwenksville Borough which will be relocating to another facility on Main St. Property offers a main floor 37' x 19' office/studio space with open floor plan and a powder room, large arch top architectural windows, full unfinished basement, heated and great storage space. Public Utilities. Great visibility along highly traveled Main St (Rt. 29). Village Commercial Zoning offers a wide variety of permitted uses.

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11

INTERNET ADS—MULTIPLE FACEBOOK ADS



Sanford Alderfer Real Estate • Realtors & Auctioneers



Published by Saralyn Alderfer · October 6

NEW AUCTION PROPERTY! 140 Main Street, Schwenksville, PA
Outstanding opportunity in Schwenksville Borough for a landmark icon brick office building situated on 0.09 acres. The property is currently occupied by Schwenksville Borough which will be relocating to another facility on Main St. in November. Property information packet coming soon!



ALDERFERREALESTATE.COM

Schwenksville Borough Brick Office Building, Schwenksville, PA

Outstanding opportunity in Schwenksville Borough for a landmark icon brick office building situated on 0.09 acres. The property is currently occupied by Schwenksville Borough which will be relocating to another facility on Main St. Proper...

180

People Reached

53

Engagements

Boost Unavailable



5

5 Comments 5 Shares

Like

Comment

Share





Call Us: (215) 723-1171

[View Current Properties](#)



Helping People Buy And Sell Real Estate At Auction And Conventionally Since 1959

Upcoming Auctions

Online Real Estate Auction

**Schwankville Borough
Office Building**

140 Main Street, Schwankville, PA 19473



Outstanding opportunity in Schwankville Borough for a landmark loon brick office building situated on 0.09 acres. The property is currently occupied by Schwankville Borough which will be relocating to another facility on Main St. Property offers a main floor 37' x 18' office/studio space with open floor plan and a powder room, large arch top architectural windows, full unfinished basement, heated and great storage space. Public Utilities. Great visibility along highly traveled Main St (Rt. 28). Village Commercial Zoning offers a wide variety of permitted uses. This sale is subject to approval of Schwankville Borough Council.

Preview: Tuesday, November 10
1:00 - 3:00 PM

Online Bidding Opens:
Friday, November 13 at 1:00 PM

Online Bidding Closes:
Wednesday, November 18 at 1:00 PM

[Download the Property Information Packet](#)

Online Real Estate Auction

**7.46 Acres of Highly Visible
Commercial Property on Rt. 309
2011 Bethlehem Pike, Hatfield, PA 19440**



7.46 acres zoned PC1- Planned Commercial with a ton of permitted uses set on route 309. This property has public water and public sewer available, but neither is currently run to the property. There are two buildings on the property -one previously used for an office.

Please note, there are three parcels included in the total acreage and they are is being sold as entirety. The address for the three properties are; 1911, 2001 and 2011.

Don't miss this opportunity to own high visible commercial land on 309!

Online Bidding Opens:
Friday, November 13 at 1:00 PM

Online Bidding Closes:
Wednesday, November 18 at 3:00 PM

[Download the Property Information Packet](#)

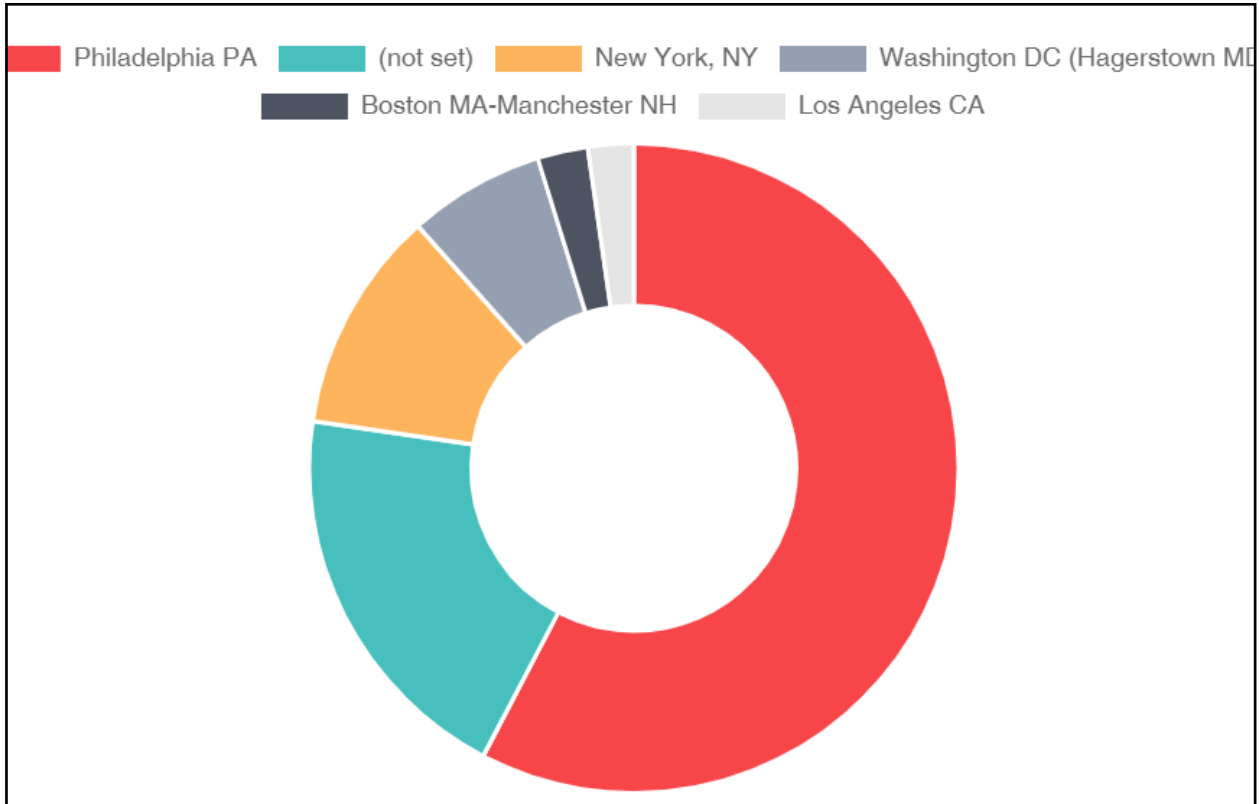
SUMMARY OF CONTACTS

Tranzon.com Page Views:	344
AlderferRealEstate.com Page Views:	364
Total Inquiries:	33
Downloaded Property Information Packet: Email Notification– 6 Internet– 8 (PIP download source)	26
Attended Open House:	5
Registered Brokers:	1
Registered Bidders:	4

ENGAGEMENT MAP

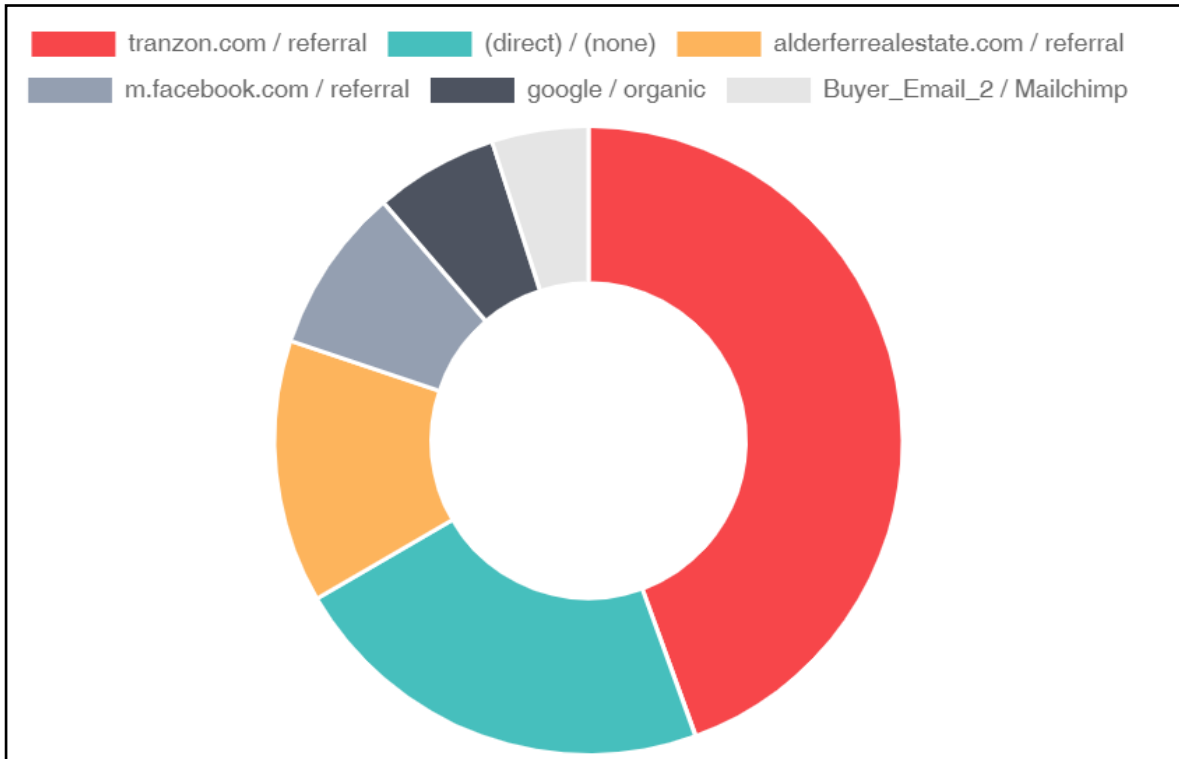


INQUIRIES BY LOCATION



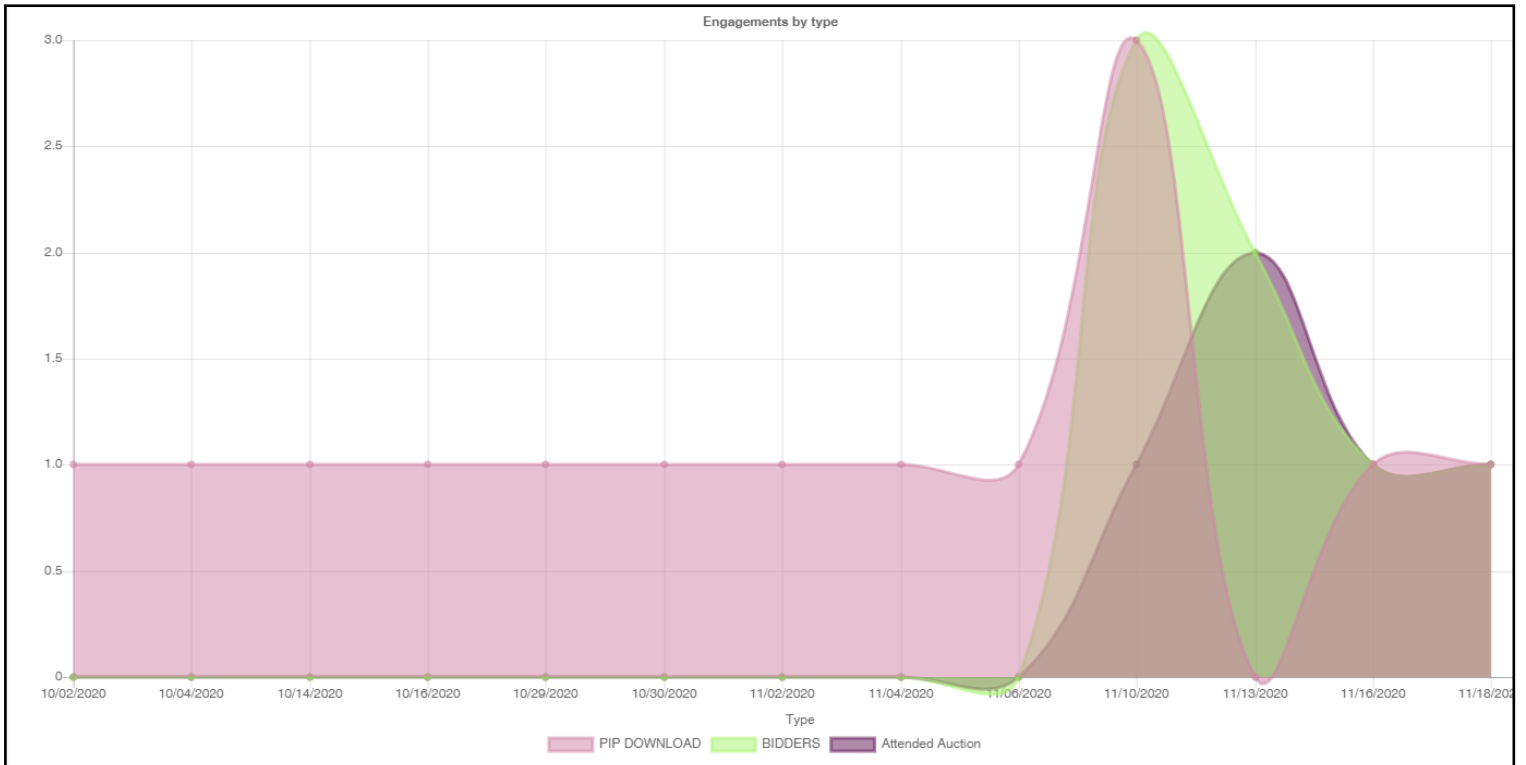
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Philadelphia, PA	229
Not Set	78
New York, NY	44
Washington DC (Hagerstown MD)	27
Boston MA-Manchester NH	10
Los Angeles, CA	9
Portland-Auburn ME	8
Harrisburg-Lancaster-Lebanon-York PA	7
Atlanta, GA	5
Baltimore, MD	4
Hartford & New Haven CT	4
Miami-Ft. Lauderdale FL	4
Salisbury MD	4
Seattle-Tacoma WA	4
Charlotte NC	3
Chicago IL	3
Detroit MI	3
Houston TX	3
Norfolk-Portsmouth-Newport News VA	3
Orlando-Daytona Beach-Melbourne FL	3

REFERRING SITES

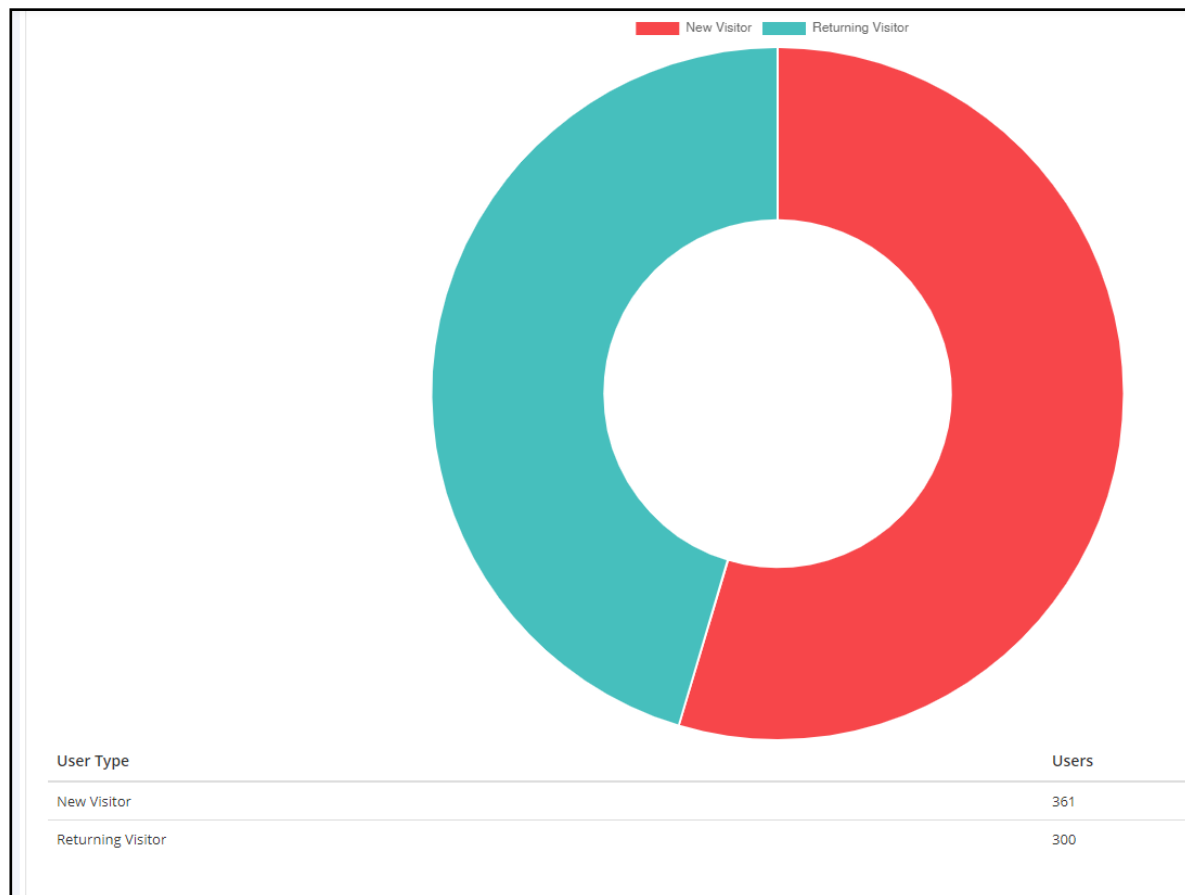


Source/Medium	Users
tranzon.com / referral	385
(direct) / (none)	192
alderferrealestate.com / referral	117
m.facebook / referral	74
Google / organic	55
Buyer_Email_2 / Mailchimp	43
cp.tranzon.com / referral	12
Buyer_Email / Mailchimp	10
Tranzon / Email	16
Bing / organic	7
Google / Search	6
l.facebook.com / referral	6
facebook / social	5
mail.google.com / referral	5
gotoauction.com / referral	3
cheapoldhouses.com / referral	2
estatesale.com / referral	2
propertyauction.com / referral	2
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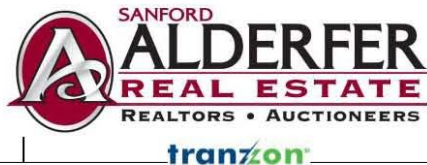
ENGAGEMENT TYPE



USER TYPE



AUCTION BREAKDOWN



Auction Breakdown

Auction Date:	November 18, 2020		
Auction #:	AL111820A		
Seller:	Schwenksville Borough		
Property Address:	140 Main Street Schwenksville, PA 19473		
Final Sales Price:	\$87,450.00		
Commission: 10% Buyer's Premium			\$7,950.00
Auction Expenses(Paid by Alderfer):			
	Thirty Eight Lakes, LLC- Advertising		\$2,201.47
	Display & Sign- Auction Sign		\$50.88
	Total Advertising Costs:		\$2,252.35
	Service Fee:		\$1,500.00
Final Payout Breakdown:			
	High Bid:		\$79,500.00
	10% Buyer's Premium:		\$7,950.00
	Final Total Sale Price:		\$87,450.00
	Auction Co. Commission- 10% Buyer's Premium:		\$7,950.00
	Net Proceeds to Schwenksville Borough:		\$79,500.00