

EXTON AREA

# PUBLIC AUCTION

## THURSDAY, NOVEMBER 18, 2021 3 P.M.

321 N. Pottstown Pike, Exton, Pa. 19341

FROM Rt 30 and Rt. 100 Take Rt 100 North to property on right.

### MIXED USE 2 UNIT INVESTMENT PROPERTY PRESENTLY BARBERSHOP AND SPLIT LEVEL HOME WITH GARAGE



Unit #1 has a long established 2 chair barbershop, with waiting room area and restroom. Unit #2 is a split level home. Main living area has eat-in kitchen, living room, 2 bedrooms and full bath. Spacious upper level bedroom. Lower level has additional bedroom,



laundry mudroom and 1/2 bath. Attached 2 car garage on level lot with parking in front of shop and parking in rear of house.

#### ADDITIONAL PROPERTY INFORMATION

##### Property Name:

321 N. Pottstown Pike, Exton, Pa. 19341

**Construction/Type:** Frame and Stucco 2 unit

**Baths:** 3 **Tract Size:** .32 acres more or less

**Square Feet:** Approx. 2092 sq.ft.

**Taxes:** Approx. \$4,499

**Age:** 1931 **Zoning:** Town Center Mixed Use

**Heating:** Electric **Garage:** 21 x 21 2 Car

**Water:** On-Site **Sewer:** Public

**School Dist.:** West Chester Area

##### Resident Unit:

Living Room: 13 x 16 Kitchen: 13 x 12

Bedroom: 13 x 11.5 Bedroom: 12 x 9

Upper Bedroom: 13 x 24 Lower Bdrm: 12 x 16

Laundry/Mud Room lower level

##### Barber Shop:

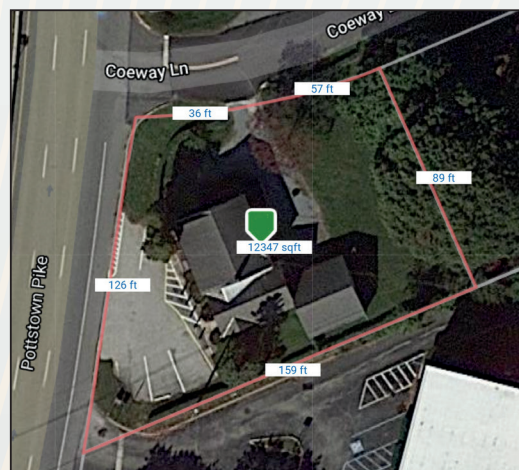
17 x 28 2 chair shop with waiting area, and restroom

**Open house dates: Saturdays**  
**Oct 30, Nov. 6 1-3 p. m. or**  
**by appointment.**

Terms: 10% down, balance due on  
or before 45 days

**Note:** Opportunity to purchase a 2  
unit investment property in an ideal  
location! Many possibilities! After

many years, seller is looking to retire from the barber  
business, great location!!



**TRACEY L JONES**

AUCTIONEERS

610-286-7834

**Terms By:**  
**William and Isabella McNaul**  
**Attorney: Kling and Deibler**

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