

HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



15083 Summit Avenue, Blue Ridge Summit, PA 17214

EXCELLENT INVESTMENT OPPORTUNITY!

Versatile commercial property offering a wide range of potential uses! Currently occupied with an existing tenant, with the opportunity to accommodate multiple tenants for added income potential.

Sealed Bids Due By: Wednesday, April 22, 2026 @ 3pm

Open Houses: Wednesday, April 8, 2026, 9am-10am
Friday, April 17, 2026, 9am-10am

AV002056 | Matthew Hurley AU003413L, Broker: PA RM421467; MD 597462; WV WVB230300885; VA 0225271921 | Kaleb Hurley AU006233, Agent: PA RS360491; MD 5009812 | Jacob Hurley AU006421

HURLEYAUCTIONS.COM | 717-597-9100





Dear Prospective Buyer,

Hurley Real Estate & Auctions is pleased to have been chosen to offer you this property. We encourage all potential buyers to inspect the property and the enclosed information prior to bidding. For your convenience, we've included the following:

- General Information
- Deed
- Aerial
- Conditions of Public Sale
- Methods of Payment
- Financing Available
- Settlement Companies

If you have any questions after reviewing this report, please don't hesitate to call any time. Sealed bids are due by April 22, 2026 at 3pm.

Sincerely,
The Hurley Team

DISCLAIMER & ABSENCE OF WARRANTIES | *All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the purchase agreement. Information contained in advertisements, information packet, estimated acreages, and marked boundaries are based upon the best information available to Hurley Real Estate and Auctions at the time of preparation & may not depict exact information on the property. **Each potential buyer is responsible for conducting his/her own independent inspection, investigations, and inquiries concerning the real estate. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by seller or Hurley Real Estate and Auctions.***



Terms: \$5,000 in certified funds day of auction. (See Payment & Financing page for detailed info.)
Announcements made on the day of sale take precedence over all printed material. (See Payment & Financing page for detailed info.) 2% Buyers premium will be added to final bid price.

Closing Location: As agreed upon by the Buyer and Seller.

Buyer possession: Buyer will have immediate possession upon closing.

General Information: EXCELLENT INVESTMENT OPPORTUNITY! Versatile commercial property located in Blue Ridge Summit, PA, offering a wide range of potential uses. Currently leased to a pizza shop, this property could also be well-suited for residential conversion (single-family or multi-family), retail, office space, restaurant use, and more. The main level features a spacious 30' x 34' open area, a kitchen space (restaurant equipment and seating not included), office, and two restrooms. The lower level offers multiple flexible spaces, including a former salon area, additional offices, storage rooms, and two half baths—providing excellent potential for multi-use or multi-tenant configurations. The property is currently tenant-occupied with a lease in place through August 2026, with the tenant open to extending—offering immediate income potential. The tenant is responsible for all utilities, including water, sewer, electric, and trash removal, making this an even more attractive investment. Additional highlights include separate electric metering (ideal for multiple units), 10–12 off-street parking spaces, and a convenient location just off Route 16 with easy access to Waynesboro, Cascade, Sabillasville, Carroll Valley, and surrounding areas. Don't miss this opportunity to add a strong, income-producing property to your portfolio!

Year Built: 1905

Acreage: 0.21± Acres

County: Franklin

Zoning/Land Use: Please call Washington Township
at (717) 762-3128

Taxes: Approximately \$4,869

Tax ID: 23-0Q20Q-037.-000000

Utilities:

- Water: Public
- Sewer: Public
- Heating: Heat Pump- Oil Backup
- Cooling: Central A/C

School District: Waynesboro Area

Local Hospital: Wellspan Waynesboro

This building has the following features:

- Main Level:
Open Area: 30 x 34
Kitchen Space: 17 x 18
Women's Bathroom: 5 x 7
Men's Bathroom: 5 x 7
- Lower Level:
Office/Dry Storage: 10 x 14
Furnace Room: 11 x 14
Office/Storage: 8 x 13
Office: 10 x 14
Office: 14 x 25
Old Salon Room: 15 x 25



THIS DEED **42843**

Made the 26th day of September, in the year nineteen hundred and ninety-four (1994),

BETWEEN GRAY AND LAWLER PARTNERSHIP, a Pennsylvania general partnership, consisting of Karl C. Gray and Ruth E. Gray, his wife and Donald C. Lawler and Maureen S. Lawler, his wife, having its principal place of business at 15083 Summit Plaza, Blue Ridge Summit, Pennsylvania, 17214,.....GRANTORS,

AND DONALD C. LAWLER and MAUREEN S. LAWLER, husband and wife, of 17232 Harbaugh Valley Road, Sabillasville, Maryland, 21780,.....GRANTEE.

WITNESSETH, that in consideration of other good and valuable considerations and the sum of One (\$1.00) Dollar, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey in fee simple to said Grantees,

ALL the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, bounded and described as follows:

BEGINNING at an existing iron pin marking the intersection of the northerly line of Summit Plaza with the westerly line of Summit Avenue; thence by the northerly side of Summit Plaza north 72 degrees 50 minutes 18 seconds west 52.97 feet to an existing iron pin at the easterly side of a public alley; thence by the easterly line of said alley north 8 degrees 28 minutes 13 seconds east 105.71 feet to an existing iron pin; thence continuing with the easterly line of said alley north 8 degrees 22 minutes 55 seconds east 33.93 feet to an existing iron pin at lands now or formerly of Karen M. Pressel (now Karen M. Martin); thence with same south 83 degrees 47 minutes 41 seconds east 73.08 feet to an existing iron pin at the westerly side of Summit Avenue; thence with the westerly line of Summit Avenue south 10 degrees 50 minutes 25 seconds west 48.81 feet to an existing iron pin; thence continuing with same south 18 degrees 49 minutes 28 seconds west 103.45 feet to an existing iron pin, the place of beginning. Containing .22 acres, more or less, according to a survey of land by R. Lee Royer Associates, dated March, 1984 and recorded in Franklin County Deed Book 908, Page 56.

RECORDED
1994 SEP 30 A P 52
DAVID W. FOWERS
CLERK OF COUNTY

BEING the same real estate conveyed unto the Grantors herein by deed of William L. Cornett and A. Arlene Cornett, husband and wife, dated June 2, 1986 and recorded in the Franklin County Deed Book Volume 958, Page 7.



Subject to existing easements and restrictions of record.

AND the said Grantors will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

WITNESS:

[Signature]

(as _____
to _____
all)

GRAY AND LAWLER PARTNERSHIP

[Signature] (SEAL)
Karl C. Gray

[Signature] (SEAL)
Ruth E. Gray

[Signature] (SEAL)
Donald C. Lawler

[Signature] (SEAL)
Maureen S. Lawler

COPY

I hereby CERTIFY that this document is recorded in the Recorder's Office of Franklin County, Pennsylvania.



[Signature]

David W. Bowers
Recorder of Deeds



COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF FRANKLIN :

On this 26th day of September, 1994, before me, a notary public, the undersigned officer, personally appeared Karl C. Gray and Ruth E. Gray, known to me (or satisfactorily proven), to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing deed to be their act and deed, and desired the same to be recorded as such.

Witness my hand and official seal, the day and year aforesaid.



Karla C. Terry
Notary Public



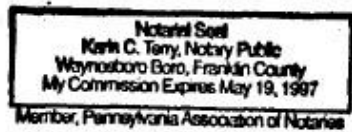
COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF FRANKLIN :

On this 26th day of September, 1994, before me, a notary public, the undersigned officer, personally appeared Donald C. Lawler and Maureen S. Lawler, known to me (or satisfactorily proven), to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing deed to be their act and deed, and desired the same to be recorded as such.

Witness my hand and official seal, the day and year aforesaid.



Karla C. Terry
Notary Public





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AERIAL





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info@hurleyauctions.com | Auction Company License Number: AY002056
Matthew S. Hurley, Broker: PA RM421467, MD 597462, WV WVB230300885

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CONDITIONS OF PUBLIC SALE OF REAL ESTATE | SEALED BID

The following are the terms and conditions of the offering for sale of the real estate situated at 15083 Summit Plaza, Blue Ridge Summit, PA 17214 ("Real Estate").

1. Bidder shall submit this two page sealed bid ("Sealed Bid"), in compliance with the terms of sale for the real estate, to the offices of Hurley Real Estate & Auctions, 2800 Buchanan Trail East, Greencastle, PA 17225, no later than **3:00pm, EST**, prevailing time, on **Wed, April 22, 2026** (the "Deadline"). Bids must be actually received no later than the Deadline. Each Bid must be accompanied by the following appropriate deposit of **\$5,000 in certified funds** in cash, cashier's check, certified check, or personal check at the discretion of the Auction Company payable to Hurley Real Estate & Auctions (the "Deposit"). Any Deposit made by a bidder who is not awarded the contract to purchase the Real Estate shall be returned to such bidder. Buyers Premium of **2%** plus the Bid Price shall establish Purchase Price.
2. Following the review of the Bids, Seller may award the contract to the highest bidder. Seller expressly reserves the right (i) to open the bidding among the five (5) highest bidders at a live or online auction, to be held within seven (7) days of the review of the Bids, or (ii) to withdraw the Real Estate from sale and to reject any and all Bids, and to sell the Real Estate publicly or privately at a subsequent "bid" offering and/or private or public sale. If Seller elects to sell the real estate at a live or online auction among the five (5) highest bidders, such bidders will be notified of the date and time of same.
3. Settlement shall be made no later than **45 days** following the award of the contract to the highest bidder, at a time and place mutually agreed upon between the parties.
4. At Settlement, Seller will execute and deliver to the successful Bidder a good and sufficient deed conveying the premises in fee simple, free of all liens and encumbrances with a special warranty of title, excepting any building and use restrictions appearing in the chain of title or which are enumerated or referred to below and any easements of record or which may be visible by inspection of the premises. All tangible personal property situate within or upon the real estate is reserved to Seller. Farmer has the right to harvest his barley crop.
5. Real estate taxes for the current year shall be pro-rated between the parties as of the date of settlement. Seller and the successful Bidder will share equally all realty transfer taxes payable on the amount of the purchase price.
6. Seller shall maintain the Real Estate and fixtures in their present condition, normal wear and tear excepted. Seller shall bear the risk of loss for fire or other casualties until the time of settlement. In the event of damage by fire or other casualty to any property included in this sale that is not repaired or replaced prior to settlement, the successful Bidder shall have the option of rescinding this Agreement and promptly receiving all monies paid on account of the purchase price or of accepting the property in its then condition, together with the proceeds of any insurance obtainable by Seller. The successful Bidder is hereby notified that the successful Bidder may insure such Bidder's equitable interest in the Real Estate as of the time of execution of this Agreement.
7. Bidder expressly acknowledges and understands that they are buying the Real Estate in its present condition and that Seller makes no representation or warranty of any kind whatsoever with regard to the condition of the premises or any components thereof, including but not limited to, the roof, the electrical system, the plumbing system, the heating system, or any other parts of the structure, or any of the improvements on the land. Seller makes no representation or warranty with regard to Radon or the levels thereof, or with respect to any type of insulation which may have been used at the Real Estate at any time or any mold that has been or may now be situate upon the Real Estate. The Real Estate is being sold "As Is" at the time of the sale and settlement.
8. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the building and has no reports or records pertaining to lead-based paint and/or hazards in the housing. Bidder waives any ten (10) day lead-based paint assessment period.
9. Seller is not aware of any environmental contamination on the land.
10. Bidder is responsible for obtaining financing, if any, and this contract is in no way contingent upon the



availability of financing. Seller will not pay points, settlement costs, or otherwise render financial assistance to the Bidder in this regard.

11. If the successful Bidder fails to comply with the terms of sale, Bidder shall forfeit the Deposit and the Additional Deposit as liquidated damages, and the sale may be rescinded at the option of Seller and in such case the Real Estate may be resold at any time without further notice. Any increase in price on resale shall belong to Seller in addition to the retained hand money.
12. This agreement shall survive closing.
13. Buyer and Seller agrees that Hurley Auctions and Hurley Real Estate and Auctions may collaborate on any aspect of this contract. The scope of collaboration shall include but is not limited to the negotiation, advertising, execution, sharing of resources, sharing of fees, and performance of any aspect whatsoever of the contract.

The undersigned Bidder offers to purchase the Real Estate located at 15083 Summit Plaza, Blue Ridge Summit, PA 17214.

for the Bid Price of	\$ _____	
+ 2% Buyers Premium of	+ \$ _____	(2% of Bid Price)
= the total Purchase Price of	= \$ _____	(Bid Price + Buyers Premium)

Based upon the above terms and conditions of this sale, the undersigned hereby offers to purchase the Real Estate for the purchase price and terms set forth in the above paragraphs, and submits here with the Deposit, in accordance with the terms hereof if the undersigned is awarded the contract to purchase the Real Estate.

The undersigned bidder(s) has printed its name(s) and address(es) below, and has signed this offer to purchase, to wit:

<hr/> <i>Signature</i>	<hr/> <i>Printed Name</i>	<hr/> <i>Date</i>
<hr/> <i>Signature</i>	<hr/> <i>Printed Name</i>	<hr/> <i>Date</i>

Bidder has had the opportunity to read and review this contract. Initial: _____ Initial: _____

Acceptance of offer by Seller:

Seller hereby accepts the bid of the above Bidder in the amount of \$ _____ (to be completed by Seller following award of bid) and agrees to sell the Real Estate to the Bidder on the terms set forth above.

<hr/> <i>Signature</i>	<hr/> <i>Printed Name</i>	<hr/> <i>Date</i>
<hr/> <i>Signature</i>	<hr/> <i>Printed Name</i>	<hr/> <i>Date</i>

Seller has had the opportunity to read and review this contract. Initial: _____ Initial: _____



Acceptable Methods of Payment

1. **Cash** (payments of \$10,000 and above require completion of IRS Form 8300).
2. **Certified or Cashier's Check** payable to Hurley Auctions.
3. **Personal Check** accompanied by a **Bank Letter of Guarantee** (see sample below). Letter must read as follows and must be signed by an officer of the bank.
4. **Wire Transfer** | There is a \$30.00 wire fee added to all transactions paid by buyer. Please call our office for additional information.

Example Bank Letter of Guarantee:

Date: (Date of letter)

To: Hurley Real Estate and Auctions
2800 Buchanan Trail East
Greencastle, PA 17225

Re: (Full name of customer requesting Letter of Guarantee)

This letter will serve as your notification that the (Name of Financial Institution) will honor/guarantee payment of any check(s) written by (Customer), up to the amount of \$_____.

Drawn on account # (Customer's account number).

This guarantee will apply only to Hurley Real Estate and Auctions for purchases made on (Date of Sale) only. **NO STOP PAYMENTS WILL BE ISSUED.**

If further information is required, please feel free to contact this office.

Sincerely,

Name of Officer
Title
Bank & Location
Office Phone #



Purchasing a property at auction has never been easier!

In fact, each year real estate auctions become more and more popular. The following financial institution/mortgage companies are familiar with the auction process and have representatives available to pre-qualify and assist you in all your real estate auction financing needs.



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- C 717-830-0332
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SETTLEMENTS

The following settlement companies are familiar with the auction process and have representatives available to assist you in all your real estate auction settlement needs.



Nathan C. Bonner — Title Agent

2021 E Main St, Waynesboro, PA 17268
983 Lincoln Way E, Suite 1, Chambersburg, PA 17201
(717) 762-1415 or (717) 263-5001
nathan@buchanansettlements.com
www.buchanansettlements.com

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SETTLEMENTS



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Clinton T. Barkdoll | Attorney/Title Agent

9 East Main Street, Waynesboro, PA 17268

Phone	717-762-3374
Fax	717-762-3395
Email	clint@kullalaw.com



Real Estate Settlement Services, Inc.
19 Fifth Avenue
Chambersburg, PA 17201

717-446-0739
717-446-0791 fax
info@keystonesettlements.net

Visit our website at www.keystonesettlements.net



HURLEY
REAL ESTATE & AUCTIONS

ABOUT US

Thank you for inquiring about our services. We appreciate your interest in our company and the auction method of marketing.

Hurley Real Estate and Auctions is a full-service auction company offering real estate and personal property auctions. We specialize in farm, land, and home real estate auctions. We also handle personal property auctions, farm sales, and estate and/or business liquidations. Having sold over 3,000 properties, Hurley Real Estate and Auctions has vast experience selling real estate and is the first choice for the Mid-Atlantic region.

Hurley Real Estate and Auctions is a family company built on the main mantra: helping hands for all lands. We are proud to extend our personal touch service, regional focus, and diverse experience as we earn the right to be your trusted auction partner.

Our mission is to provide a better way to sell and buy real estate. We lead with integrity, experience, and transparency to deliver excellent results with every auction.



*Matthew Hurley AU003413L • Kaleb Hurley AU006233 • AY002056
Matthew Hurley, Broker: PA RM421467; MD 597462; WV WVB230300885
Kaleb Hurley, Agent: PA RS360491; MD 5009812*