

**Agent Full**

**Commercial-Industrial-Business**

**175 Mt. Joy Road**



MLS #: **1642958** Status: **Active** List Price: **\$649,900**  
 Address: **175 Mt. Joy Road** County: **Westmoreland**  
 Area: **Mt. Pleasant Twp - WML** Zip Code: **15666**  
 Postal/Mailing City: **Mt. Pleasant** State: **Pennsylvania**  
 Lease Price: \_\_\_\_\_  
 Directions: **GPS is Accurate**  
 Map#/Block#/Lot#/Info: **53-16-00-0-163, 53-16-00-0-039 & 53-16-00-0-039**  
 Lot: **Multiple See Realist** Acres: **4.00**  
 Lot Desc: \_\_\_\_\_ CIB Type: **For Sale**  
 Zoning: **C/R**  
 For Sale: **Building, Equipment**  
 For Lease: \_\_\_\_\_  
 Business Name: **Bob Ruch Diesel, Inc.**  
 Business Description: **Diesel Mechanic**



**General Information**

Office SqFt:	Railroad:	<b>No</b>	GAI:	Utilities:	<b>\$18,000</b>
Warehouse SqFt:	Freight Elev:	<b>No</b>	GOI:	Maintenance:	
Road Frontage:	Sprinkler Sys:		Vacancy %:	Other Expenses:	
Ceiling Height:	Dock:	<b>No</b>	Taxes:	NOI:	
Are the Listing Images Digitally Altered/Staged?: <b>Yes</b>				Insurance:	

Remarks

**Turnkey mechanic operation with onsite living available to start your own business. Situated close to I-70 and seconds off PA-982 in Mt Pleasant TWP, this unique opportunity is built on 4 +/- acres with mixed commercial/residential zoning. The mechanic operation includes 2 large parking lots, one paved and one gravel; main building with 5 bays, parts room, office, 2 bathrooms, and lunch/utility room; two ancillary 94x33 metal garages both electrified with concrete floors and one is heated. All garage doors are 13.5'-14' x 13.5'-14' depending on where they meet concrete. The ranch-style home is solid as a rock with a huge kitchen/dining room combo, cozy living room, office/den space, 3 bedrooms, 2 full bathrooms with main level laundry. The basement has high ceilings with 2 garages and a wash room. Not to be missed is a deck off the living room and an enclosed porch off the dining room. Metal roofs on all buildings. Lots of equipment will be included. Business still open while on market**

Agent Remarks

**Listing agents to be present for all showings. POF or pre-approval must be provided before showings will be accepted. Price is for land and for buildings/home-- financing must be able to be obtained without BRDI financing as business is not for sale. For showings please schedule through ShowingTime. Please include Carolyn N Domasky license number AB068973 on the sales agreement, we are Designated Agents. Achosa Home Warranty Buyer Prime Plan included for the home. Property has septic & well systems. RES 1644187 also. Business still open.**

**Features**

Type Property:	<b>Other</b>	Year Built:	
Form of Access:	<b>Other, State</b>	Construction:	<b>Aluminum, Brick</b>
Parking:	<b>10/Multiple</b>	Insulation:	<b>Unknown</b>
Traffic Count:		Utilities Avail:	<b>Electricity</b>
Show:	<b>Appointment With Listor</b>		

**Office Information**

Value:	<b>Assessment Value - \$15,270</b>	Tenant Occ:	<b>No</b>	Taxes:	<b>\$8,390</b>
ENT:		Foreclosure:	<b>No</b>	Short Sale:	<b>No</b>
Seller Consider Concession Y/N:		Tour Date:			
Owner:	<b>Bob Ruch Diesel Inc</b>	Phone:	<a href="tel:724-322-9527">724-322-9527</a>	Cell Phone:	<a href="tel:724-322-9527">724-322-9527</a>
Contact:	<b>Topper&amp;Domasky</b>	Phone:	<a href="tel:724-322-9527">724-322-9527</a>		
Agent:	<b>Topper &amp; Domasky Team</b>	Tour URL:			
Email:	<a href="mailto:roberttopper@tprsold.com">roberttopper@tprsold.com</a>	Broker State License #:	<b>RB043060C</b>		
Agent State License #:	<b>RS343291</b>	Phone:	<b>724-838-3660 ext.624</b>		
List Office:	<b>15126 - BERKSHIRE HATHAWAY THE PREFERRED REALTY</b>	Expire Date:	<b>02/26/2025</b>	Pending Date:	
List Date:	<b>02/29/2024</b>				
Tour URL:					
Video Tour URL:					

**Monday, August 12, 2024**

**4:17 PM**

**Requested By: Robert Michael Topper**