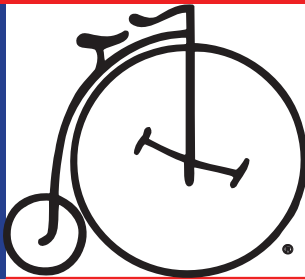


REAL ESTATE AUCTION



ROAN Inc.



THE ORIGINAL ROAN AUCTIONEERS OF REAL ESTATE & CONTENTS

3530 Lycoming Creek Rd. Cogan Station, PA 17728

NOT AFFILIATED OR TO BE CONFUSED WITH: MICHAEL ROAN AKA ROAN REAL ESTATE

REAL ESTATE AUCTION



AUCTION TO BE HELD ONSITE AT: 3007 LYCOMING CREEK ROAD, WILLIAMSPORT PA 17701

SATURDAY, SEPTEMBER 12, 2026 @ 11AM

**LYCOMING COUNTY / LOYALSOCK TOWNSHIP
LOYALSOCK TWP SCHOOL DISTRICT**

COMMERICAL REAL ESTATE

**2.89 +/- ACRE PARCEL * 6,400+/- SQFT TWO-STORY OFFICE & WAREHOUSE BUILDING
708 +/- FEET OF ROAD FRONTAGE * APPROX. .92 MILE TO RT. 15 HWY / I-99 CORRIDOR**

NO BUYER'S PREMIUM CHARGED * ADDITIONAL INFORMATION @ www.roaninc.com

TERMS: *TO BE SOLD WITH OWNER'S IMMEDIATE CONFIRMATION * CASHIER'S OR CERTIFIED CHECK WRITTEN TO **ROAN INC** OR CASH IN THE AMOUNT OF \$80,000 REQUIRED AT THE TIME OF AUCTION AS DOWN PAYMENT * **NO BUYER'S PREMIUM CHARGED** * SETTLEMENT TO BE MADE BY 2026 YEAR END (60-90 DAYS) UPON THE DELIVERY OF A CLEAR DEED * INSPECTIONS ALLOWED PRIOR TO AUCTION DATE AT POTENTIAL BUYER'S OWN EXPENSE. * NOT TO BE CONFUSED OR AFFILIATED WITH MICHAEL T. ROAN AKA ROAN REAL ESTATE



ROAN Inc.

THE ORIGINAL ROAN AUCTIONEERS OF COGAN STATION, PA

OFFICE: 570-494-0170 * RON ROAN: 570-220-0062 * ROD ROAN: 570-419-1550

AMANDA ROAN COVERT: 570 -220 - 0255 EMAIL: roaninc@comcast.net





REAL ESTATE AUCTION



www.roaninc.com * www.auctionzip.com

REAL ESTATE INFORMATION:

Owner by record: Robert E. Spencer Jr et al
Address: 3007 Lycoming Creek Road, Williamsport PA 17701
Parcel #: 26-021-300

Deed Book & Page: 9273 / 1643

Approx. Parcel Sizes: 2.89 Acres

Approx. Past Year's Taxes: \$3,412

Municipality: Loyalsock Township

Zoning: Commercial District

School District: Loyalsock Township School District

BUILDING DESCRIPTION:

Style: Two Story

Ground Floor: Laminated Post Framing on 4' Concrete Footers

Second Floor: Metal Stud Constructed Walls w/ Trussed Floor

Approx. Age: 2002

Approx. Sq. Ftg.: 6,400 +/-

Exterior: Metal Siding

Roof: Shingle (Original)

Fully Insulated

Attic: None

Flood: Zone B (FEMA Letter of Map Amendment)

SYSTEMS:

Electric: 3 Phase / 400 Amp

HVAC: Natural Gas Forced Hot Air w/ Central Cooling

Plumbing: Cast iron or equivalent waste lines

Copper and PVC waste lines

Water Heater: Electric

Water: 35' Private Well

Septic: Public w/ Grinder Pump

SECOND STORY OFFICE SPACES:

Reception Area

Breakroom

(4) Private Offices w/ storage closets

(2) Office Restrooms

Common Space

Storage Room

Furnace Closet

Fire Escape Exit

GROUND FLOOR WAREHOUSE:

Approx. 3,200 SQFT

(2) 10' Overhead Doors

Loading Dock

Concrete Slab

Restroom



Additional Photos Online

AUCTION NOTES:

* CURRENT YEAR TO YEAR AGREEMENT WITH NEIGHBORING BUSINESS FOR USE OF END OF LOT AS PARKING IN EXCHANGE FOR PAYMENT

* OFFICE RELATED EQUIPMENT & FURNISHINGS PRESENT ON AUCTION DAY CONVEY WITH PURCHASE OF REAL ESTATE

* VEHICLES, EQUIPMENT, TOOLS & MATERIALS OF SPENCER MECHANICAL INC. TO BE OFFERED IN AN ONLINE AUCTION AT A LATER DATE

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