

# AUCTION

3 RARE AND EXCLUSIVE  
PENNSYLVANIA REDEVELOPMENT OPPORTUNITIES



High Visibility Location  
Route 30 & 202  
Malvern, Chester County, PA

Sunbury House on  
9.69+/- Acres  
Bristol, Bucks County, PA



Former Rectory & 2 Hill Top Lots  
Wilkes-Barre,  
Luzerne County, PA

April 21<sup>st</sup> & April 22<sup>nd</sup>



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**MALVERN PA AUCTION DATE: APRIL 21, 1 PM**

**LOCATE YOUR BUSINESS IN THIS HIGHLY VISIBLE, TACTICALLY LOCATED MANSION**

**MINIMUM BID \$250,000**

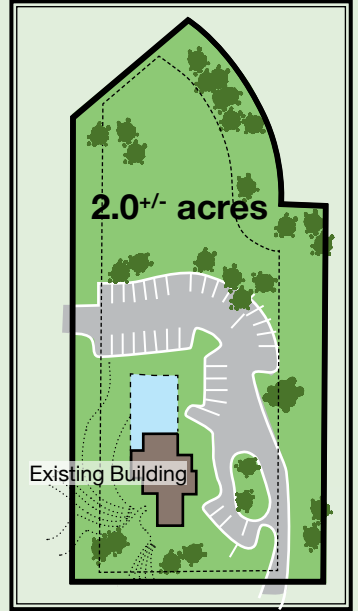
**Guaranteed to Sell at or above the Minimum Bid**

**BY ORDER OF THE ESTATE**

**Fantastic High Visibility Location at the Intersection of Routes 30 & 202  
Restaurant, Catering/Event Center, Hotel, Day Care  
Medical, Office – Numerous Uses**



700 Lancaster Pike (Route 30 East), Malvern, East Whiteland Twp, PA 19355



Conceptual Site Plan

**ICONIC LOCKWOOD ESTATE**

- Ready for your Redevelopment
- Grow your business in this classic and majestic 6,522+/- sq ft stone mansion
- Although Historic this is not a preserved property allowing for numerous configurations to fit your business plan
- Great visibility on Route 30, across from the Sheraton
- Plenty of room for expansion on this 2 acre parcel
- High visibility from Route 30 and Route 202 with convenient shared Home Depot expressway entrance



**Additional 4.2+/- Acre Parcel Included in Sale:**  
215 S Phoenixville Pike, Malvern, PA 19355  
(Across the road from Home Depot)

**Property Previews:**  
Wednesday, March 30th, 12-2 PM  
Wednesday, April 6th, 12-2 PM

**Auction Information:** 1 PM, April 21st On-site at 700 Lancaster Pike (Route 30), Malvern PA

**MAX SPANN REAL ESTATE  
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**BRISTOL PA AUCTION DATE: APRIL 21, 10 AM**

Sunbury House, 4,760<sup>+/-</sup> SF

Former Day Care Center on 9.69<sup>+/-</sup> Acres

**By Order of Bristol Township**



2800 Newportville Rd, Newportville, Bristol Township, Bucks County, PA 19007



Former Day Care with Spacious Yard



Conceptual Site Plan

**RESTORE THIS 1700S GEM AND BUILD MORE HOUSES ON THIS 8 ACRE TRACT WITH VIEWS OF THE NESHAMINY!**

- Great possible uses: Continue as a day care, Restore this magnificent historic single family home, office complex or Potential Residential Subdivision
- Historic circa 1700's Sunbury House ready for renovation
- Attention Developers! Potential Residential Development Opportunity allows for 10 lot subdivision. Water & sewer in the street.
- Convenient to Center City Philadelphia, Routes I-95 and PA Turnpike (I-276)

**Property Previews:**  
 Wednesday, March 30th, 12-2 PM  
 Wednesday, April 6th, 12-2 PM

**Auction Information:** 10 AM, April 21st at the Bristol Municipal Building, 2501 Bath Road, Bristol PA 19007

# AUCTION

## 3 Rare and Exclusive Redevelopment Opportunities

**WILKES -BARRE PA AUCTION DATE:**  
**3 APRIL 22, 11 AM**

**Former Rectory & 2 Oversized Adjacent Residential Lots .858 +/- Acre Site**

**MINIMUM BID \$25,000**



410 & 416 E. South St & 190 S. Meade St  
Wilkes-Barre, Luzerne County, PA 18702

**Auction Location:** On-Site

**Property Previews:**

Wednesday, March 30th, 12-2 PM

Wednesday, April 6th, 12-2 PM

Max Spann Real  
Estate & Auction Co.  
P. O. Box 4992  
Clinton, NJ 08809



A licensed PA Real Estate Broker  
Robert L. Dann Lic#AU005609  
auctions@maxspann.com



- Residential Redevelopment Opportunity
- 2-Story masonry former rectory with detached garage and 2 Adjacent parcels perfect for additional multi-family homes to be built
- 2 Adjacent parcels perfect for additional multi-family homes to be built
- Across the street from an assisted living facility
- "On top of the Hill" of Wilkes-Barre
- Convenient to Wyoming Valley Mall, Mohegan Sun, Shopping, Dining, Kings College, Routes 11, 29 and I-81