

# AUCTION

7.96  
Acres

Dutilh Road  
Cranberry Township, PA

**Contact:**

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**Commercial Land - Cranberry Twp.**  
**Auction Date:**

**Jan. 19, 2010**

**1:00 pm at Harry Davis Real Estate.**



## Features:

- **Mineral Rights Included**
- 7.96 Prime acres on Dutilh Road
- Near Rt 19, Rt 228, I-79 and Turnpike
- Excellent Topography
- High traffic count
- Great visibility
- Zoned SU-1
- Great development opportunity!

**Previously Listed for: \$ 2.7 Million**

**Direction:** Route 19 North to right onto Short Street (across from Wal-Mart Supercenter), Left onto Dutilh Rd., Property on Right.

**Auction Terms:** A Bidder deposit of \$50,000 in certified funds or cashier's check shall be collected on the day of the auction sale. Balance is due at closing within 45 days. A six percent (6%) Buyer's Premium applies & is added to the final bid price. Buyer is required to verify all specifications & descriptions of the Properties. All inspections must be performed by the Buyer prior to the auction date. The Property is to be sold "as is" with insurable title. Stanford G. Davis, Esq.-PA. Broker/ Auctioneer.  
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