

**PUBLIC NOTICE OF A REQUEST FOR SEALED  
BIDS FOR THE PURCHASE OF PROPERTY  
SITUATE ON N. EAST STREET, SPRING GROVE,  
PENNSYLVANIA, OWNED BY SPRING GROVE  
BOROUGH**

NOTICE is given by Spring Grove Borough that it hereby solicits sealed bids to purchase the **real property known as N. East Street, Spring Grove, Pennsylvania, 17362, with the improvements thereon**, owned by the Borough of Spring Grove, the sale of which has been deemed to be in the best interest of the Borough of Spring Grove, pursuant to Section 1201.1 of the Pennsylvania Borough Code, as amended.

Real Estate: All that certain piece, parcel, and tract of land, together with the improvements thereon erected situate in Spring Grove Borough, York County, Pennsylvania, consisting of approximately 1.51 acres, having an address of N. East Street. For title see Deed recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, Deed Book 1369, Page 3714, referred to as York County Uniform Parcel Identification No. 85-000-02-0194.A0-00000. The Real Estate is subject to easements, conveyances, and encumbrances of record, as well as any existing leases which shall be honored through the end of the respective lease terms.

Terms and Conditions of Sale of real estate are available by contacting the Borough Office at (717) 225-5791 or by visiting the Borough's website at [www.springgroveboro.com](http://www.springgroveboro.com).

Sealed bids, as well as bid security, as outlined in the Terms and Conditions of Sale are due no later than 4:30 p.m., prevailing time on Monday, March 4, 2019. The bids will be opened and read aloud at the Borough's public meeting beginning at 7:00 p.m. on the same date at the following address. Bids shall be addressed to Andrew Shaffer, Manager, 1 Campus Avenue, Spring Grove, PA 17362.

The Borough reserves the right to reject any and all bids for any reason, in its sole discretion.

**SPRING GROVE BOROUGH**

Peter T. Ruth, Solicitor

**TERMS AND CONDITIONS FOR THE SALE OF PROPERTY OWNED BY SPRING GROVE BOROUGH, YORK COUNTY, PENNSYLVANIA**

1. The property being offered for sale by Spring Grove Borough is described as follows:

Approximately 1.51 acres situate on N. East Street, Spring Grove Borough, York County, Pennsylvania, bearing York County Uniform Parcel Identification No. 85-000-02-0194.A0-00000, and being more fully described in that certain deed dated June 29, 1999 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania as Record Book 1369, Page 3714, attached hereto as Exhibit "A" and incorporated herein by reference (the "Property"). The Property is being sold subject to any and all easements, conveyances, and encumbrances of record, as well as any existing leases which shall be honored through the end of the respective lease terms.

2. All sealed bids for the Property shall be delivered to Andrew Shaffer, Secretary, Spring Grove Borough, 1 Campus Avenue, Spring Grove, PA 17362, no later than **Monday, March 4, 2019 at 4:30 p.m., prevailing time**. All sealed bids will be opened and read aloud during the Borough Council meeting, beginning at 7:00 p.m. on Monday, March 4, 2019, at the above address. The successful bids will be awarded, or some or all bids will be rejected, at such meeting or at a regular meeting of the Borough Council held within forty-five (45) days of receipt of bids. Upon acceptance by the Borough Council, these Term and Conditions shall be deemed a valid and binding contract with the successful bidder. **The Borough Council expressly reserves the right, in its sole and absolute discretion, to reject any and all bids.**
3. If accepted, the bid will be awarded to the highest responsive and responsible bidder, provided, herein. In the event of a tie bid, the Borough reserves the right to request that the tie bidders ONLY submit their highest and best offer through a second sealed bid to the Borough by a date and time set by the Borough Council and bids shall be awarded per the aforementioned standard.
4. All sealed bids must be accompanied by a down payment or deposit in the form of a bidder's certified check, bank treasurer's check, bank money order, or a cashier's check, drawn on a bank authorized to do business within the Commonwealth of Pennsylvania in an amount of not less than ten (10%) percent of the proposed purchase price for each lot and made payable to "Spring Grove Borough" (the "Deposit"). The Deposit shall be retained by the Borough as liquidated damages, and not as a penalty, should the successful bidder(s) fail to make settlement on the transaction within the time and on the terms and conditions herein specified. All deposits of unsuccessful bidders may be picked up by the same within, or shall be returned by U.S. First Class Mail posted within seven (7) business days after the awarding of the bid(s) to the successful bidder(s) by the Borough in public meeting or after the rejection of all bids by the Borough, as applicable.
5. Settlement on the sale of the Property shall be held within sixty (60) days after a successful bid has been awarded by the Borough Council, time being of the essence. Notwithstanding

the foregoing, the period during which settlement must occur may be extended upon written agreement between the successful bidder and the Borough Council, with any such extensions to be granted only in sole discretion of the Borough Council.

6. All state and local realty transfer taxes imposed upon the transaction shall be paid by the successful bidder.
  
7. IT IS UNDERSTOOD AND AGREED THAT NEITHER THE BOROUGH NOR THE BOROUGH COUNCIL IS MAKING AND HAS NOT AT ANY TIME MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. ALL BIDDERS ACKNOWLEDGE AND AGREE THAT UPON SETTLEMENT THE SELLER SHALL SELL AND CONVEY TO THE BUYER AND THE BUYER SHALL ACCEPT THE PROPERTY "AS-IS, WHERE IS, WITH ALL FAULTS." ALL BIDDERS ACKNOWLEDGE THAT THEY HAVE NOT RELIED ON AND WILL NOT RELY ON, AND NEITHER THE BOROUGH NOR THE BOROUGH COUNCIL IS LIABLE FOR OR BOUND BY, ANY EXPRESS OR IMPLIED WARRANTIES, GUARANTIES, STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY OR RELATING THERETO, OR ANY AGENT REPRESENTING OR PURPORTING TO REPRESENT THE BOROUGH OR THE BOROUGH COUNCIL, TO WHOMEVER MADE OR GIVEN, DIRECTLY OR INDIRECTLY, ORALLY OR IN WRITING.

ALL BIDDERS AGREE, ACKNOWLEDGE AND REPRESENT THAT PRIOR TO SUBMITTING A BID, THEY HAVE BEEN GIVEN THE OPPORTUNITY TO CONDUCT SUCH DUE DILIGENCE, INVESTIGATIONS, INSPECTIONS AND TESTING OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO, THE STATE OF TITLE AND THE PHYSICAL AND ENVIRONMENTAL CONDITIONS OF THE PROPERTY, ALL AS THE BIDDERS DEEMS NECESSARY OR DESIRABLE TO SATISFY THEMSELVES AS TO THE CONDITION OF THE PROPERTY AND THE EXISTENCE OR NONEXISTENCE OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO THE PROPERTY, AND WILL RELY SOLELY UPON THE SAME AND NOT UPON ANY INFORMATION PROVIDED BY OR ON BEHALF OF THE BOROUGH OR THE BOROUGH COUNCIL OR ITS AGENTS OR EMPLOYEES WITH RESPECT THERETO. ARRANGEMENTS FOR INSPECTION OF THE PROPERTY CAN BE MADE AS SET FORTH IN SECTION 10 BELOW. UPON SETTLEMENT, THE BUYER SHALL ASSUME THE RISK THAT ADVERSE MATTERS, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION DEFECTS (IF DEVELOPED) AND ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT BE REVEALED BY BUYER'S INVESTIGATIONS, AND BUYER, UPON SETTLEMENT, SHALL BE DEEMED TO HAVE WAIVED, RELINQUISHED AND RELEASED THE BOROUGH AND THE BOROUGH COUNCIL (AND ITS AGENTS, SUCCESSORS AND ASSIGNS) FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION

(INCLUDING CAUSES OF ACTION IN TORT), LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES) OF ANY AND EVERY KIND OR CHARACTER, KNOWN OR UNKNOWN, WHICH BUYER MIGHT HAVE ASSERTED OR ALLEGED AGAINST THE BOROUGH OR THE BOROUGH COUNCIL (AND ITS AGENTS, SUCCESSORS AND ASSIGNS) AT ANY TIME BY REASON OF OR ARISING OUT OF ANY LATENT OR PATENT CONSTRUCTION DEFECTS OR PHYSICAL CONDITIONS, VIOLATIONS OF ANY APPLICABLE LAWS AND ANY AND ALL OTHER ACTS, OMISSIONS, EVENTS, CIRCUMSTANCES OR MATTERS REGARDING THE PROPERTY.

8. Conveyance shall be by **Special Warranty Deed**.
9. Interested bidders are advised to investigate all applicable portions of any relevant Spring Grove Borough Codes, Ordinances, and other local, state and federal codes, regulations, ordinances and laws which may be applicable, specifically including, but not limited to, any subdivision, land development and zoning ordinances.
10. Any interested party may inspect the Property by appointment by contacting Andrew Shaffer, Manager at (717) 225-5791 during Borough office hours, Monday through Friday. Any questions regarding these Terms and Conditions should be directed to Peter T. Ruth, Esquire, Stock and Leader, Susquehanna Commerce Center East, Suite E600, York, PA 17401, by telephone at (717) 846-9800 or email to [pruth@stockandleader.com](mailto:pruth@stockandleader.com).
11. The attached Bid Form must be used when submitting bids.

This solicitation for "sealed bids" for sale of the aforesaid real estate, including any building or buildings thereon, by Spring Grove Borough, is as provided and authorized by Section 1201.1 of the Pennsylvania Borough Code, as amended (8 Pa. C.S. 1201.1).

BID FORM

Borough Council  
Spring Grove Borough  
1 Campus Avenue  
Spring Grove, PA 17362

Re: Offer to Purchase  
N. East Street, UPI: 85-000-02-0194.A0-00000

Dear Borough Council:

The undersigned hereby offers to purchase the following in accordance with the Terms and Conditions of Sale for the sum of:

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_).  
in words in numbers

Enclosed please find the required bid security in the amount of Ten percent (10%) of the bid price offered above, which will be applied to the purchase price if this bid is accepted.

By: \_\_\_\_\_  
(Signature)

Name: \_\_\_\_\_  
(Print name of individual signing)

Title: \_\_\_\_\_  
(Print title of person signing if on behalf of  
business entity)

Company: \_\_\_\_\_  
(if applicable)

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

## Real Estate Opportunity Borough of Spring Grove, Pennsylvania

The Borough of Spring Grove, York County, Pennsylvania is requesting bids for the sale of the Spring Grove Area Community Center. The Center, located at 50 North East Street, offers exciting commercial or residential development opportunities.

The former Spring Grove School offers 23,434 square feet of useable space on this 1.51-acre lot. It currently has seven (7) active tenants, producing income of over \$70,000.00 annually. The tenant leases run through the end of the 2019 calendar year.

This property offers exciting development opportunities, at a prime location, as the Borough initiates projects to improve the downtown with street scape and pedestrian enhancements to improve the areas walkability and connection to a rail trail initiative. The building is within the Town Residential zoning district (TR).



Originally built in 1937, the gymnasium/auditorium was a support building for the original Spring Grove School. As the District grew, the building had additional classrooms and a library added to the gymnasium building. The additions included five (5) classrooms in 1950, the library in 1951 and eight additional classrooms and a cafeteria in 1956.

Today, the building is home to the Spring Grove Area Historical Preservation Society, the Spring Grove Area Regional Parks and Recreation Center (includes daycare facilities), Extravagance Dance Studios, Crosspointe Church and Baseball, Soccer and Lacrosse clubs.



For more information contact Andrew Shaffer, Spring Grove Borough Manager at 717-225-5791 or visit the Borough's webpage for bid information. Closing date for bids is March 4, 2019 at 4:30 PM.

Real Estate Opportunity  
Borough of Spring Grove, Pennsylvania  
(Additional Photos of 50 N. East Street)

