Miks talk

Great Cash Flowing 3 Unit Apartment Property on .30 Acre Level Lot

PUBLIC REAL ESTATE AUCTION

2½ Sty 2 Unit Dwelling, Newer 2 Bdrm Cottage, Newer 3-Bay Garage on .30 Acre Level Lot

Friday, November 22, 2024 @ 4:00 PM

Location: 513 Mount Sidney Rd, Lancaster, PA 17602 (Lancaster County)

Directions: From Rt 340 West of Bird-In-Hand in Smoketown turn R onto Mt Sidney Rd to property on right.







2½ Sty 2 Unit 1900 Sq Ft Dwelling, Nice 2 Bdrm 850 Sq Ft Cottage (new 2021), Spacious 3-Bay Garage (new 2023) on .30 Acre Level Lot

Unit C (2 Bdrm Unit) 1st Floor consists of an eat-in kitchen/dining rm w/cabinetry, refridgerator, range, living rm, enclosed porch entry way, laundry rm, **2nd Floor** has a 4'x8' hallway leading to 2 bdrms w/closets, full bath w/tub/shower, attic storage, Also is renting 1 garage space, long term tenant!

Unit A (2 Bdrm Unit) 1st Floor: consists of an eat-in kitchen/dining rm w/cabinetry, closet pantry, appliances, living rm, full bath w/tub/shower, 2nd Floor has 2 bdrms w/closets. Unit is currently vacant. Main house had new metal roof in 2018, Both units have oil furnace hot water base-board heat, water softener system,

Unit B 2 Bdrm Cottage (New in 2021) main floor has a nice open floor plan w/an eat-in kitchen/dining rm w/flat panel white cabinets w/Granite counter tops, appliances, living rm, full bath w/tub/shower & laundry, master bdrm, 1 other bdrm, Cottage has 2 efficient Mini Splits for heating & cooling, 100 amp service. Cottage is currently rented!

30'x32' 3-Bay Garage (New in 2023) w/electric & lights w/16'x30' 2nd story storage area which is also rented out. 3 bays and 2nd story are all separately rented out.

All situated on .30 acre level lot w/private well & public sewer, macadam driveway w/parking, East Lampeter Twp., Conestoga Valley School District, Zoned Residential, Total annual gross rent income from all units & garage is \$54,000.00

Note: Great cash flowing 3 unit investment property w/ 2½ Sty 2 unit Dwelling & newer Garage & Cottage which is nestled in the back of property bordering farmland. Conveniently located in Lancaster County with quick & easy access to Rts 30, 340, 283 etc. Great investment opportunity!

Terms: 10% down @ auction. Settlement on or before January 21, 2025. Glick, Goodley, Deibler & Fanning attys.

Open House: Saturday November 9th & 16th from 1-3 PM. No private showings. Contact auctioneer @ 717-327-1215 w/any questions.

Attention Realtors: 1% Broker Participation offered to realtors who are the successful buyers. Please preregister

48 hrs prior to the auction.

Auctioneers: Elam Esh 717.327.1215 Amos Stoltzfus 717.738.9157 Leon Fisher 717.786.7217 SERVICE
LIC. #AY2246

We are now offering assistance with Bridge Loans and Down Payments. Call us @ 717-327-1215 for more information!

See more at auctionzip.com ID #44467

Auction For: John David King 717-847-2841













Info & Dimensions (Unit B Cottage)

Type: 1 Sty Cottage Construction: Frame/Vinyl Condition/Age: Very Good/2021

Roof: Metal

Flooring: Vinyl Plank Living Room: Yes Laundry: Yes Kitchen: Yes Pantry: Cabinet Bedrooms: 2 Baths: 1 Full

Covered Porch: Yes Heating: Mini Split Cooling: Mini Split

Dimensions

Master Bedroom: 12'x12'

Bedrooms:10'x7'

Kitchen/Dining Room: 11'x10'

Pantry: Cabinets

Living Room: 18'10"x9'4"

Full Bath: 10'x8'7"

Property Info (Units A&C)

Type: 2 Story

Construction: Frame/Vinyl (Each)

Condition: Good
Roof: Metal (New 2018)
Flooring: Vinyl/Carpet (Each)
Living Room: Yes (Each)
Laundry: Yes (Each)
Kitchen: Yes (Each)
Pantry: Closet (Each)
Bedrooms: 2 (Each)
Baths: 1 Full (Each)
Attic: Yes (Unit C)
Covered Porch: (Unit A)

Enclosed Porch: (Unit C) Garage: 30'x32' 3-Bay

Heating: Oil Hot Water Baseboard (Each)

Sewer: Public (3 Units) **Water:** On-site (3 Units)

Lot Size: .30 Acres (Total 3 Units) Schools: Conestoga Valley Schools Taxes: \$5112.01 (Total 3 Units)

Attorney: Glick, Goodley, Deibler & Fan-

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Info deemed to be correct but not guaranteed.

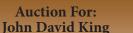
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See front side also



717-847-2841