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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.



2 Bdrm Cottage



3-Bay Garage

**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, refrigerator, 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 baseboard 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.

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

Auctioneers:
Elam Esh 717.327.1215
Amos Stoltzfus 717.738.9157
Leon Fisher 717.786.7217

LIC. #AY2246



Auction For:
John David King
717-847-2841



Cottage Kitchen

Info & Dimensions (Unit B Cottage)

Dimensions

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

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 & Fanning attys



Info deemed to be correct but not guaranteed.

See more at auctionzip.com No.44467

See front side also →

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