



(Akron Boro Area)



PUBLIC AUCTION

2-UNIT RESIDENTIAL APARTMENT * SIDE-BY-SIDE #1 4-BR & #2 1-BR * CLEAN * DETACHED GARAGE

TUESDAY, APRIL 13, 2021 @ 6:00 PM



SIDE-BY-SIDE 2 UNIT APT.



28'X 23' DETACHED GARAGE



BRAND NEW KITCHEN IN #1

Located at 102 & 104 S. 9th St. Akron Pa. 17501

DIRECTIONS: From Main St. in Akron, turn South on S. 9th St (at Weiser's Market) for 1 block to property on right (corner lot).

REAL ESTATE DETAILS: A side-by-side 2 unit residential apartment in a 2-story house w/ detached garage on approx. 5,000 sq. ft. level lot. Approx. 2,900 total sq. ft; unit #1 has an eat-in kitchen (18.5'x 7.5') w/ brand new cabinetry, abundant marble counter tops, all appliances, sink window; family or dining room (17'x 11.5') w/ hardwood floor & open banister to second level; nice front living room (22'x 13') w/ brand new carpet & closet storage; main level laundry room; powder bathroom; covered side entrance; second level has 4 bedrooms w/ closets; 2 additional rooms are walk-thru hobby rooms; 2 full bathrooms (1 is brand new); entire upstairs has brand new carpet. Unit #2 has an eat-in kitchen; nice front living room; 1 bedroom; full bathroom; covered front porch; (current 20+ year tenant is recommended). Oil furnace (2010) H/W radiator heat, public water & sewer; all updated vinyl windows; furnace for domestic hot water. Detached 28'X 23' 2 car garage w/ overhead door (additional income); Akron Boro; total taxes approx. \$5,183.00; a wonderful rental property or live in 1 side and rent the other side out; good area.



LARGE FRONT LIVING ROOM

OPEN HOUSE DATES: Saturday, April 3, from 1-3 PM. Call/Text auctioneer for information at 717-587-8906.

BRIEF TERMS: 10% down payment day of auction, balance in 60 days or before. Attorney: Tony Schimaneck at 717-299-5251. Auction is held under the terms of the Attorney.

Please visit our updated website at www.martinandrutt.com
OFFERING BROKER PARTICIPATION, AGENTS NEED TO REGISTER

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
John J Rutt II (717) 587-8906
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AUCTION FOR:
FRESH START HAVEN, LLC