



(East Earl/Terre Hill Area)



# PUBLIC AUCTION

**2-UNIT VICTORIAN APARTMENT BLDG \* .25-AC. LOT**  
**UNIT #1) 2-BDRM 1-BATH \* UNIT #2) 2-BDRM 1.5 BATH**  
**2-CAR GARAGE \* 2-STORY 1-BAY GARAGE/SHOP**  
**WEDNESDAY, MAY 11, 2022 @ 6:00 PM**



(2) 2-BDRM RESIDENTIAL APARTMENTS



1,710 SQ. FT. 2-UNIT APARTMENT BLDG.



CONCRETE BLOCK 2-CAR GARAGE

Located at 305-307 E. Main St. Terre Hill, Pa. 17581

**DIRECTIONS:** From East Earl take Rt. 897 N. to left on Main St. Terre Hill to property on left or alley access @ Charles Shirk Trucking.

**REAL ESTATE:** consists of a 1,710 sq. ft. frame Victorian style 2-story 2-unit apartment dwelling w/wrap-around porch & 2-bay concrete block garage also a 2-story 1-bay garage/shop. Tenants pay electric; owner pays annual taxes: \$3,078; water & sewer \$2,400; heat cost \$2,000; trash \$480. Total Annual Expenses approx: \$8,000; Annual Rental Income: \$24,300.

**Unit 1)** main floor features an eat-in style kitchen w/modern oak cabinetry, fridge & range included; laundry/mudroom; ½ bath; 12'x18' living room w/laminate flooring; 2nd floor includes a balcony; 2-bedrooms w/closets & full bath; attic storage; basement is unimproved w/oil furnace HW heat; public water & sewer. Unit 1 rent \$1,050/month.

**Unit 2)** main floor features a galley style kitchen w/modern oak cabinetry, range & fridge; laundry hook-up; dining room & living room; 2nd floor includes 2-bedrooms & full bath. Each unit includes the use of a single bay of the garage. Unit 2 rent \$850/month.

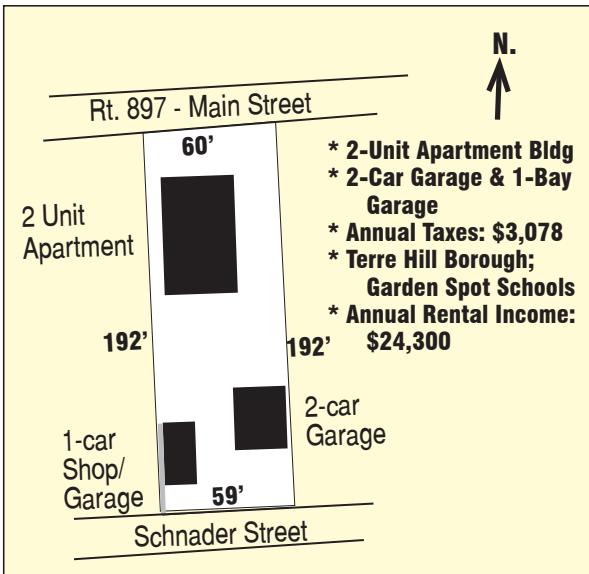
**Garages:** A 528 sq. ft. concrete block 2-bay garage w/overhead doors; a 224 sq. ft. frame 2-story 1-bay garage/shop. Frame garage rents for \$125/month.

**Open House: Sat. April 23 & 30 from 1-3 PM for info call/text auctioneer @ (717) 371-3333**

**TERMS:** 10% down day of sale, balance on or before 60-days. Attorney: Kling, Deibler & Glick (717) 354-7700.

**Note:** Valuable investment property in very good condition, low maintenance vinyl siding; new roof & windows (2015); off-street parking as well as 2-rental garages; desirable Garden Spot school district!

For photos & complete listing visit [www.martinandrutt.com](http://www.martinandrutt.com)



**AUCTION BY:**  
**MARTIN & RUTT AUCTIONEERS**  
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**AUCTION FOR:**  
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