



(Main St. Akron, Pa.)



PUBLIC AUCTION

**2-UNIT 2-STORY RENTAL/INVESTMENT PROPERTY
 .30-ACRE CORNER LOT * GARAGE * "FIXER-UPPER!"**

MONDAY, JUNE 24, 2019 @ 6:00 PM



1,711 SQ. FT. BRICK & FRAME DWELLING



2-UNIT 2-STORY RENTAL PROPERTY



LEVEL .30-AC. CORNER LOT

Located at: 445 Main St. Akron, Pa.

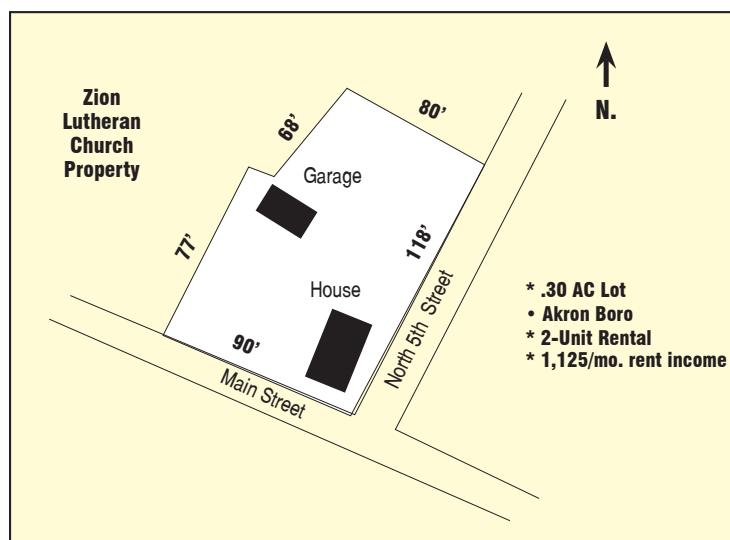
DIRECTIONS: From Rt. 272 in Akron take Main St. W. 1-block to property on right next to Zion Lutheran Church.

REAL ESTATE: consists of a 1711 sq. ft. brick & frame 2-story multi-family dwelling (1920) needs TLC. Unit #1) second floor includes a kitchen/dining area w/appliances; family room; 2-bdrms & full bath; laundry. Unit #2) first floor includes a kitchen/dining area w/appliances; family room; 2-bdrms & full bath; laundry. Oil furnace heat; public water & sewer; annual taxes approx.: \$3200. Current rental income per mo. \$1,125 includes heat; tenants pay utilities; garage/shop; large .30-acre corner lot.



2-CAR GARAGE/SHOP

OPEN HOUSE: SAT. JUNE 8 & 15 from 1-3 PM for info call auctioneer @ (717) 371-3333.



- * .30 AC Lot
- * Akron Boro
- * 2-Unit Rental
- * 1,125/mo. rent income

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

NOTE: Convenient Main St. location, proven income generating property, large level corner lot w/potential for expansion; property in need of updates, handyman special, excellent affordable investment property.

**** BROKER PARTICIPATION OFFERED ****
Call (717) 371-3333 for details!

For photos & listing visit www.martinandrutt.com

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
 AY2189
 Michael J. Martin (717) 371-3333
 John J. Rutt II (717) 587-8906



AUCTION FOR:
ZION LUTHERAN CHURCH