



(Akron Boro)



PUBLIC AUCTION

2-UNIT APARTMENT BUILDING * UTILITY SHEDS
2-BDRMS, 1-BATH EACH UNIT * SEPARATE UTILITIES
THURSDAY, JANUARY 9, 2020 @ 4-PM



REAR UNIT * 2-BDRM & BATH



FRONT UNIT * 2-BDRM & BATH



2-UTILITY SHEDS * 1-RENTAL

Located at 55 S. 9th Street Akron, Pa

DIRECTIONS: From Main St. take 9th St. S. to home on left next to Baptist Church.

REAL ESTATE: consists of a 2,694 sq. ft. 2-story 2-unit apartment bldg. w/2-utility sheds on a .18-ac. lot. **Unit #1** (front) features a foyer w/open staircase; living room, dining/family room w/new carpet; kitchen w/appliances; upper level includes 2-bdrms & full bath; basement/laundry; attic. **Unit #2** (rear) recent new wiring, plumbing & insulation; remodeled kitchen/laundry combo; dining room; family room; upper level includes 2-bdrms & full bath; each unit includes basement storage; radon mitigation system; insulated windows; separate utilities; new 200-amp svc.; electric heat; public water & sewer; tenant pays utilities; annual taxes: \$3,700. **Outbuildings:** includes a rental-20'x16' shed w/overhead door (\$50/mo. rent) 16'x14' storage shed; alley access. Rent/mo. Unit #1) \$755; Unit #2) \$740.



UNIT #1 KITCHEN



UNIT #1 DINING ROOM



UNIT #1 LIVING ROOM

OPEN HOUSE: SAT. DEC. 21 from 1-3 PM for info call auctioneer @ (717) 371-3333.

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

NOTE: *Proven income producing property; well maintained; located along a quiet side street close to all conveniences plus public transportation. Seller has owned this property for 35-yrs. and is divesting his real estate holdings.*

For photos & listing visit www.martinandrutt.com

AUCTION BY:
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AUCTION FOR:
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