



(Akron Area)



# **PUBLIC AUCTION**

## **2-UNIT RESIDENTIAL APARTMENT \* CLEAN**

## **OFF-STREET PARKING \* 3 & 2 BR's \* NICE UPDATES**

## **MONDAY, MAY 11, 2020 @ 5:00 PM**



2-UNIT \* 2 & 3 BR'S



NICE KITCHEN

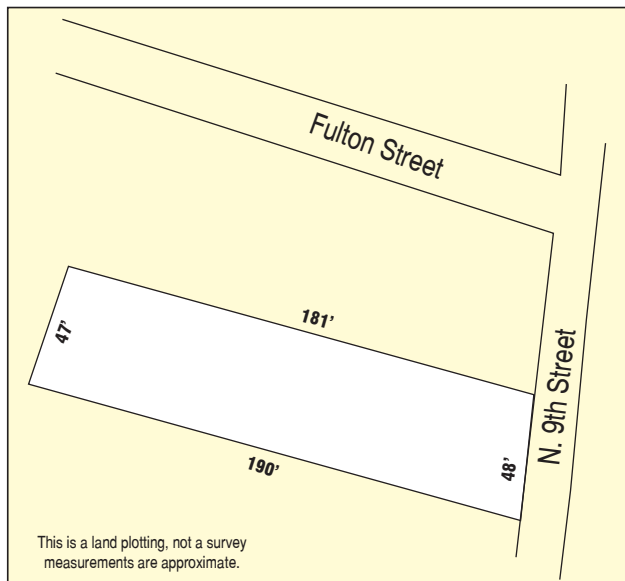


GARAGE & OFF-STREET PARKING

Located at 34 N. 9th St. Akron Pa. 17501

**DIRECTIONS:** From Main St. & Rt. 272 intersection in Akron, travel East on Main St. to left turn on 9th St. (at Weiser's), to property on left.

**REAL ESTATE DETAILS:** A nice 2-unit residential apartment w/ small garage & off-street parking on .20-acre lot. This Victorian style house has approx. 1,979 total sq. ft. w/ 2 residential apartments (up/down). **Main level** apartment has Oak kitchen (appliances) & dining area; large LR w/ hardwood flooring; 2 bedrooms w/ closets; full bathroom w/ tub shower; laundry room w/ cabinetry; charming front porch; semi-finished basement has a rec. room & concrete shelter. **Second Level** apartment has eat-in style kitchen w/ wooden cabinetry (appliances); large LR; 3 bedrooms (some closets); full bathroom w/ tub shower; laundry room; wooden deck. Each has its own electric meter & service; 2 elec. water heaters; 2 oil furnaces (H/W radiator); 2 oil tanks; lots of new carpet; updated windows; public water & sewer; off-street parking behind house & on-street parking in front; older 1-car garage w/ second level storage; fenced-in backyard; great location on nice side street; ready for immediate occupancy.



**OPEN HOUSE: Saturdays May 2 & 9, from 1-3 PM.**  
**Call/Text auctioneer at 717-587-8906.**

**BRIEF TERMS:** 10% down day of auction, balance in 60 days or before. For complete terms please call Attorney Kling & Deibler at 717-354-7700.

**Please visit our updated website at [www.martinandrutt.com](http://www.martinandrutt.com)**  
**FREE REFRESHMENTS AT OUR AUCTION**

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



**AUCTION FOR:**  
**Brandon M. & Jenny R. Weaver**