



(Caernarvon Twp. /Honey Brook Area)



PUBLIC AUCTION

VALUABLE 4-UNIT APARTMENT BUILDING * 3.8-ACRES
2-TRACTS * ZONED OPEN SPACE/CONSERVATION

FRIDAY, DECEMBER 18, 2020 @ 3-PM



3,110 SQ. FT. FRAME DWELLING



4-UNIT APARTMENT * 3.8-AC.

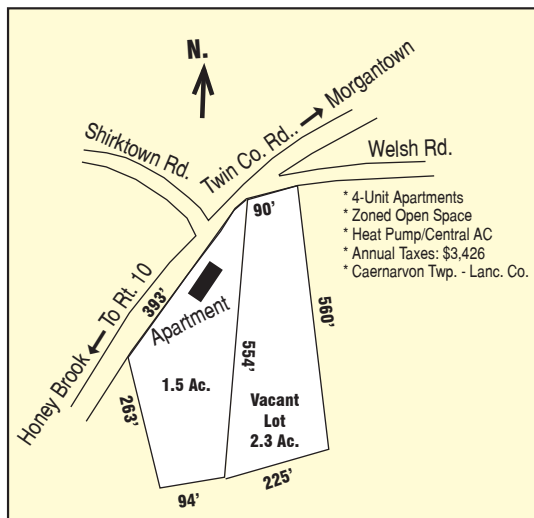


2-STORY APARTMENT BLDG.

Located at 513 Twin Co. Rd. (Rt. 10) Honey Brook, Pa. Caernarvon Twp. Lancaster Co.

DIRECTIONS: From Rt. 23 Morgantown take Rt. 10 S. 2-mi. to property on left or from Rt. 322 in Honey Brook take Rt. 10 N. 2-mi. to property on right.

REAL ESTATE: TRACT #1: consists of a multi-unit frame & vinyl 3,110 sq. ft. 2-story apartment building situated on a 1.5-acre tract. **TRACT #2:** 2.3-acre adjoining wooded tract included in sale. Main floor of dwelling: **Unit #1** currently includes a 1,000 sq. ft. business office w/2-restrooms; lunch room & storage area; rent: \$750. **Unit #2** has 1-bdrm, 1-bath, kitchen, living room; rent: \$675. **Upper level Unit #3** has covered porch, 1-bdrm; 1-bath, living room & kitchen; rent: \$750. **Unit #4** has covered porch, 1-bdrm, 1-bath, storage rm., kitchen & living room; rent: \$750. Macadam parking area; oil heat; public water; on-site septic; current owner pays heat, electric, water & trash costs; annual taxes: Tract #1-\$3,001; Tract #2-\$425. Annual gross income = \$34,800; net = \$22,000.



OPEN HOUSE: SAT. NOV. 21 & DEC. 5 from 1-3PM 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: *Excellent opportunity to purchase a valuable Caernarvon Twp. Lancaster Co. income producing property close to Honey Brook/Morgantown, wooded setting, zoned open space/conservation; easy access to 322/23 & PA turnpike.*

For photos & listing visit www.martinandrutt.com

AUCTION BY:
MARTIN & RUTT AUCTIONEERS
 AY2189
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AUCTION FOR:
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