



(Valley View/York Area)



# PUBLIC AUCTION

## 2-TRACTS MULTI-UNIT MIXED USE ZONING RENTAL PROPERTY

Front Tract #1) .16-Ac. zoned Residential \*\* Rear Tract #2) .36-Ac. zoned Commercial

LOT #1) 4-BDRM 2-STORY DWELLING \* 1-STORY 1-BDRM EFFICIENCY APT.

LOT #2) 2-STORY BLDG. RESIDENTIAL or COMMERCIAL SPACE \* 26'x36' GARAGE

**\*\* PROPERTY SELLS AS ENTIRETY \*\***

**THURSDAY, JULY 8, 2021 @ 6:30 PM**



4-BDRM 2-STORY HOUSE



1-STORY EFFICIENCY APT.

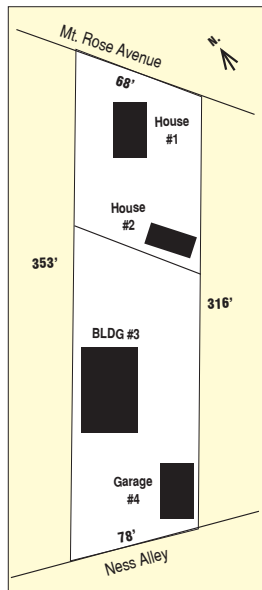


2-STORY COMMERCIAL BLDG

Located at 1014 Mt. Rose Ave. York, Pa. Spring Garden Twp. York Suburban Schools

**DIRECTIONS:** From Rt. 30 in York take N. Sherman St. south to left on Mt. Rose Ave. to property on right (Former Groff's Plumbing office) Valley View neighborhood.

**REAL ESTATE:** consists of 4-buildings, a 2-story house, 1-story apartment, 2-story office/apartment & a 26'x36' garage.



### LOT #1 .16-Ac. Residential

**BUILDING #1)** 4-BDRM 1848 sq. ft. 2-story dwelling includes a kitchen/dining area; large living room; full bath; laundry; 2nd level has 3-bedrooms & full bath; 3rd level loft bedroom; basement utility room & ½ bath.

**BUILDING #2)** 1-story 24'x30' 1-bedroom apartment w/kitchen/dining combo; family room & bath.

### LOT #2 .36-Ac. Commercial

**BUILDING #3)** 2-story concrete block structure offering over 2,000+ sq. ft. main floor was commercial office space currently being renovated for possible 2-unit residential apartment space. Upper level is 1-unit residential but could possibly be 2-units.

**BUILDING #4)** is a 1-story 26'x36 concrete block 1-bay storage/warehouse facility w/ ½ bath. PUBLIC WATER & SEWER 4-taps; 200 AMP SVC; NEW FURNACES; PROPERTY NEEDS SOME TLC! SOME RENOVATIONS ARE IN MID-PROJECT FORM; UNIQUE PROPERTY OFFERS MANY POTENTIAL USES!



26' X 36' COMMERCIAL GARAGE

**OPEN HOUSE: Sat. June 26 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 (717) 354-7700

**Note:** Property is currently rented & some renovations are in mid-project form. Excellent income producing property w/ much potential! Estimated annual expenses: \$16,950; Estimated annual income: \$36,960.

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

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