



(Denver/Reamstown Area)

# PUBLIC AUCTION



**MULTI-UNIT RENTAL PROPERTY \* #1) 4-BDRM BRICK 1.5 STORY  
#2) 2-BR FRAME BLDG w/GARAGE \* #3) 2-BR MOBILE HOME .38-AC. LOT**

**THURSDAY, OCTOBER 28, 2021 @ 6-PM**



UNIT #1) 4-BDRM BRICK DWELLING



UNIT #2) 2-BDRM FRAME DWELLING W/GARAGE



UNIT #3) 2-BDRM MOBILE HOME

Located at 69 W. Church St. Denver, Pa. E. Cocalico Twp. Lancaster Co.

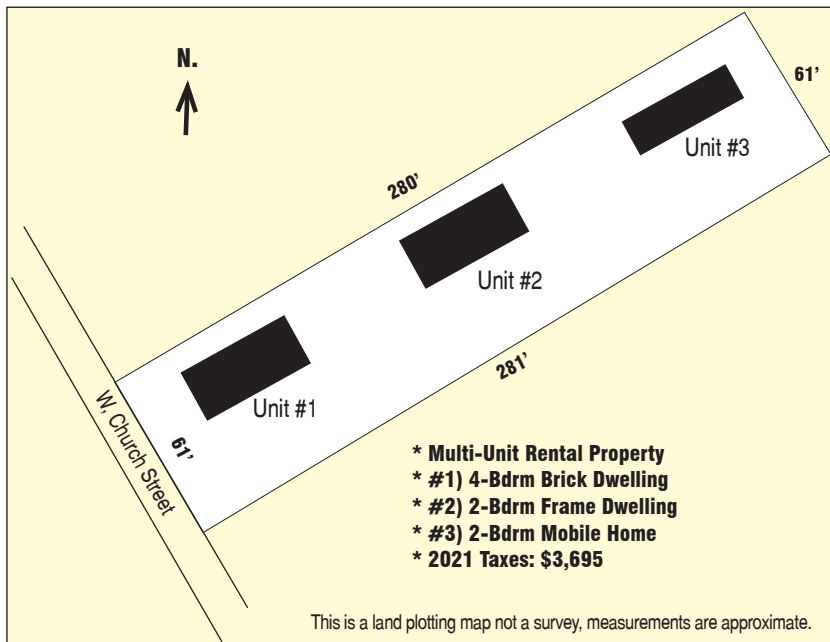
**DIRECTIONS:** From Reamstown Rt. 272 take W. Church St. ½ mile to property on right.

**REAL ESTATE:** consists of a .38-acre tract w/3-rental buildings; a 4-bdrm brick 1.5 story; a 2-bdrm frame dwelling w/2-car garage; a 2-bdrm mobile home. Public water & sewer; 2021 taxes: \$3,695

**UNIT #1)** a 1,040 sq. ft. 1.5 story brick dwelling, main floor includes a modern kitchen open to dining & living rooms; 2-bdrms & full bath; upper level includes 2-additional bdrms; front & rear porches; full basement for storage. Current rent/mo. \$840

**UNIT #2)** 800 sq. ft. frame 1-story dwelling w/kitchen-dining combo; living room; full bath & 2-bdrms; new AC/heat; attached 2-car garage w/24'x24' upper level storage room. Current rent/mo. \$790

**UNIT #3)** a 2-bdrm mobile home w/full bath; kitchen, dining area & living room. Current rent/mo. \$600



**OPEN HOUSE: SAT. OCT. 16 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:** All units are well maintained & have numerous valuable recent upgrades to kitchens, flooring, windows & doors, insulation & roofing. Great income producing property! All units are month to month leases. Cocalico School District.

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

**AUCTION BY:**  
**MARTIN & RUTT AUCTIONEERS**  
**AY2189**  
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**AUCTION FOR:**  
**Robert J. & Stephanie Hoffman**  
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