



(E. New Holland Area)

PUBLIC AUCTION

4-UNIT (1994) TOWNHOUSE COMPLEX * .38-AC. TRACT
3-BDRM 1.5 BATH 1,240 Sq. Ft. EACH * 13-PARKING SPACES

FRIDAY, DECEMBER 10, 2021 @ 4-PM



3-BDRM, 1.5 BATH EACH 1,240 SQ. FT.



4-UNIT (1994) TOWNHOUSE COMPLEX



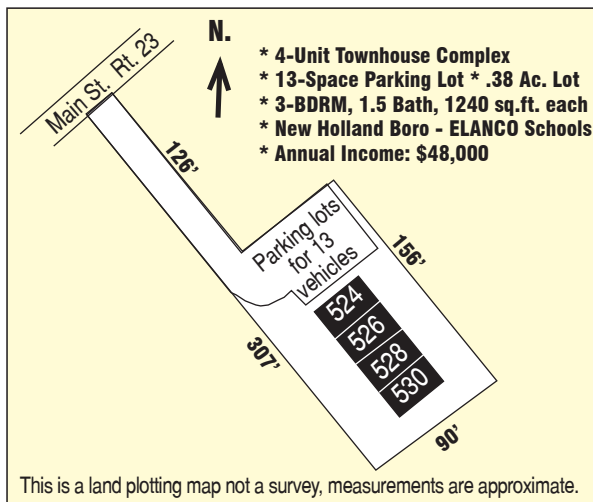
ANNUAL RENTAL INCOME: \$48,000

Located at 524 E. Main St. Main St. New Holland, Pa. 17557

DIRECTIONS: From Garden Spot High School take (Main St.) Rt. 23 W. ½ mile to property on left.

REAL ESTATE: consists of a (1994) 4-unit 2-story brick & vinyl townhouse complex w/private parking lot located on a .38-ac. lot. Each townhouse has 1,240 sq. ft. living area. Main floor offers a living room w/open staircase; eat-in style kitchen w/appliances; laundry room & half bath; rear patio & utility storage area; upper level includes 3-bedrooms w/closets & full bath. Recent updates include luxury vinyl plank flooring, carpet, plumbing & lighting. New heat pump/central AC units (3-7 yrs); new roof (2-yr); new waste water & grinder pump system (4-yr) recently serviced. **Annual Rental Income: \$48,000**; annual taxes: \$9,578; tenants pay water, sewer & electric; owner pays insurance, trash, lawn care & snow removal. Each unit is occupied with up-to-date tenants. Truly a valuable turnkey investment rarely offered for sale, don't miss this great opportunity!

OPEN HOUSE: SAT., NOV. 20 from 1-3 PM for info call/text auctioneer @ (717) 371-3333



This is a land plotting map not a survey, measurements are approximate.

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

Note: Outstanding well-maintained 4-unit townhouse complex; excellent income producing property; all units are in very good condition; convenient location close to library, community park & pool, shopping, etc.; desirable ELANCO schools!

*** BROKER/REALTOR PARTICIPATION INVITED ***
CONTACT AUCTIONEER @ (717) 371-3333

For photos & complete listing visit
www.martinandrutt.com



MODERN KITCHEN CABINERY



DINING AREA/PATIO ACCESS



PRIMARY BDRM SUITE W/WIC



LIVING ROOM W/OPEN STAIRCASE

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



AUCTION FOR:
CLASS-WELSH PROPERTY LLC
(John (717) 669-6128)