



(Bareville/Groffdale Area)



PUBLIC AUCTION

3-UNIT RESIDENTIAL APARTMENT * .51 ACRE

ALL UNITS SEPARATE * OFF-STREET PARKING

TUESDAY DEC. 14, 2021 @ 4:00 PM



3-UNIT APARTMENT



STORAGE BUILDING

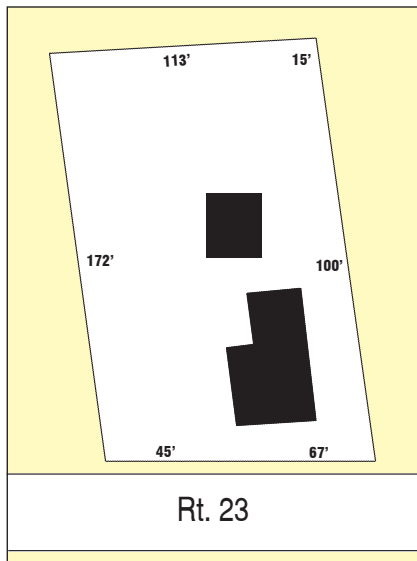


PUBLIC UTILITIES

Located at 369 East Main St. Leola Pa. 17540

DIRECTIONS: From Bareville on Rt. 23, travel East to property on left (beside Achenbach's Bakery)

REAL ESTATE DETAILS: A 3-unit residential apartment w/ detached garage on level .51 acre lot. Building has approx. 2,398 sq. ft.; there are (2) two bedroom units and (1) one bedroom; each unit has a kitchen; living room; full bathroom; bedroom space; laundry hookup; own electric meter; sewer/ water bill; older oil furnace has thermostat in each unit; low-maintenance siding; covered 2-sided front porch; detached garage & storage building; abundant off-street parking; elec. domestic water heaters; zoned R-2 Residential; all units are rented month-to-month and are current; West Earl Twp.; CV School District; total taxes approx. \$4,131. A profitable 3-unit, a wonderful investment opportunity, come and buy at auction price. Contact auctioneer for profit/loss statement, email at johnruttstold@gmail.com or Text/Call 717-587-8906.



OPEN HOUSE DATES: Saturday Dec. 4, from 1-3 PM & 1-hour before the auction. No private showings.

BRIEF TERMS: 10% down payment the day of auction, balance in 60 days or before. The auction is held under the terms of Attorney Tony Schimaneck 717-299-5251.

Please visit our updated website at www.martinandrutt.com

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



AUCTION FOR:
HURST DWELLINGS