



(Adamstown Borough)



PUBLIC AUCTION

5-UNIT RESIDENTIAL APARTMENT BLDG * 2-CAR GARAGE * .36-AC. LOT VALUABLE INVESTMENT PROPERTY * RECENT UPDATES THROUGHOUT

SATURDAY, MARCH 26, 2022 @ 11-AM



2-CAR GARAGE & LEAN-TO STORAGE



5-UNIT RESIDENTIAL APARTMENT * .36-AC.



5,035 SQ. FT. INVESTMENT PROPERTY

Located at 145-147 E. Main St. Adamstown, PA 19501

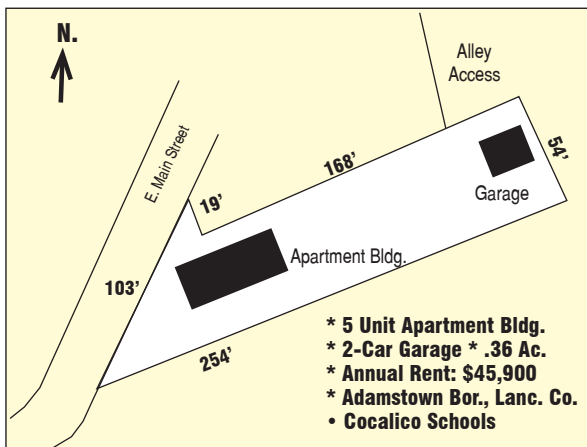
DIRECTIONS: From Rt. 272 Adamstown at Whitaker Motors take Bowmansville Rd. N 1-block to left on Main St. to property on left.

REAL ESTATE: consists of a 3-story 5,035 sq. ft. 5-unit brick & vinyl residential apartment building & 2-car garage on a .36-ac. lot. Property is in good condition with recent updates and sells as-is.

#1) 145A-1st floor features a modern kitchen w/appliances, dining rm, LR, 2-bdrms & bath. \$800/mo rent.
#2) 145B-2nd floor features a kitchen w/appliances, LR, porch/deck, 1-bdrm & bath. \$675/mo rent.
#3) 145C-3rd floor recently renovated kitchen/dining area; LR, laundry, 2-bdrms & bath. \$750/mo rent.
#4) 147A-1st floor features a modern kitchen/dining area, LR, 2-bdrms & bath. \$850/mo rent.
#5) 147B 2nd floor includes a modern kitchen/dining rm, LR, bath & WIC, 2-bdrms. \$750/mo rent.
Basement includes both inside & outside entrances, public water, sewer & gas, new (2019) natural gas furnace w/4-zones, coin-op laundry, separate electric meters. **Outbuilding:** a 2-car garage w/lean-to storage section.

PROFIT/LOSS: Annual rent income: \$45,900. Annual expenses: taxes: \$8,200; water/sewer \$3,200; gas \$1,900; trash \$1626; insurance \$850; basement electric \$500. All leases are month-to-month

OPEN HOUSE: SAT. March 5 from 1-3 PM for info call/text auctioneer (717) 371-3333 for private showing call Eugene @ (717) 826-8367.



- * 5 Unit Apartment Bldg.
- * 2-Car Garage * .36 Ac.
- * Annual Rent: \$45,900
- * Adamstown Bor., Lanc. Co.
- * Cocalico Schools

TERMS: 10% down day of sale, balance on or before 60 days. Attorney: Tony Schimaneck (717) 299-5251.

Note: Excellent opportunity to own this valuable recently updated 5-unit investment property located one block off Rt. 272 w/easy access to Rt. 222 Reading/Lancaster.

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

For photos & complete listing visit
www.martinandrutt.com



145-A MODERN KITCHEN CAB.



RECENT UPGRADES THROUGHOUT



145-C MODERN CABINETRY KIT.



NEW (2019) NAT. GAS FURNACE

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



AUCTION FOR:
L. Eugene & Mary Jane Wenger
(717) 826-8367