



(New Holland Area)



# PUBLIC AUCTION

**VALUABLE 2-UNIT RENTAL PROPERTY \* .30-AC LOT**  
**2,718 Sq. Ft. BI-LEVEL w/2-CAR GARAGE \* CENTRAL AC/LP HEAT**  
**UNIT #1) 3-BDRM; 1-BATH; 1-GARAGE BAY**  
**UNIT #2) 1-BDRM; 1-BATH; 1-GARAGE BAY**  
**SATURDAY, JANUARY 21, 2023 @ 11-AM**



ATTACHED 2-CAR GARAGE & SHED



VALUABLE 2-UNIT RENTAL PROPERTY

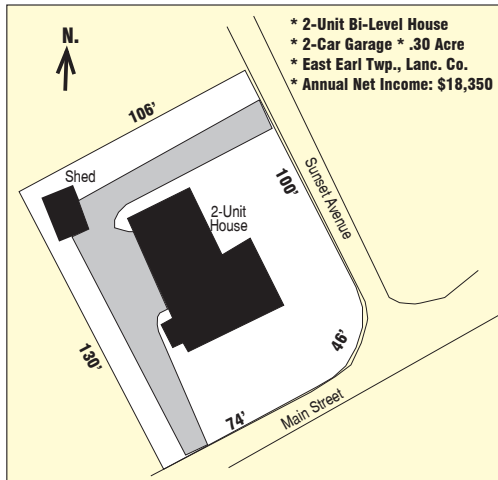


2,718 SQ. FT. BRICK & VINYL HOME

**Located at: 925 E. Main St. New Holland, Pa. East Earl Twp. Lancaster Co.**

**DIRECTIONS:** From New Holland Yoder's Market Complex follow Main St. Rt. 23 E. ¼ mi. to home on left.

**REAL ESTATE:** consists of a 2,718 sq. ft. brick & vinyl 2-unit bi-level dwelling w/attached 2-car garage on a .30-acre lot. **Unit #1)** features a nice oak cabinetry kitchen w/range, microwave, DW & fridge, vinyl flooring; open to 12'x12' dining area; access to 12'x16' 3rd bedroom or sunroom w/abundant natural lighting & private entrance; covered 10'x16' porch w/PVC railing; 18'x20' living room w/bay window; full bath & laundry w/W&D; 2-bedrooms w/closets; lower level includes a family room w/brick fireplace. **Unit #2)** ground floor includes a nice oak cabinetry kitchen w/range, microwave, DW & fridge, vinyl flooring; 18'x12' living room; full bath; 1-bedroom w/closet; laundry w/W&D. Attached 2-bay garage offers 1-bay to each unit. Utility room features LP forced air furnace w/2-zones; central AC; electric water heater, 500-gallon LP tank; 10'x12' utility shed; nice macadam circle driveway, ample parking; nice maintenance-free stone landscaped beds. **RENT INCOME INFO:** Annual Rental Income: \$29,700; Annual Expenses: \$11,350; Net Annual Income: \$18,350. For complete P & L statement contact Auctioneer @ (717) 371-3333.



- \* 2-Unit Bi-Level House
- \* 2-Car Garage \* .30 Acre
- \* East Earl Twp., Lanc. Co.
- \* Annual Net Income: \$18,350

**Open House: Sat. Jan. 7 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 & Glick (717) 354-7700

**Note:** Valuable proven income generating property w/good cash flow in an excellent location just east of New Holland. Nice macadam drive & parking area; desirable ELANCO schools, reasonable taxes.

**OFFERING 1% BROKER PARTICIPATION  
CONTACT AUCTIONEER (717) 371-3333**

**For Photos & Listing visit [www.martinandrutt.com](http://www.martinandrutt.com)**



UNIT #1 OAK KITCHEN



UNIT #1 OAK KITCHEN



UNIT #2 OAK KITCHEN



UNIT #2 LIVING ROOM

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



**AUCTION FOR:**  
**Duane L. & Yvonne K. Miller**