



(Akron Area)

PUBLIC AUCTION



3-BDRM 1-BATH 1,645 Sq. Ft. COTTAGE * .13-AC. LOT VALUABLE RENTAL PROPERTY * PUBLIC UTILITIES

FRIDAY, MARCH 10, 2023 @ 10-AM



COVERED SIDE PORCH/PATIO



3-BDRM 1-BATH COTTAGE * .13-AC.

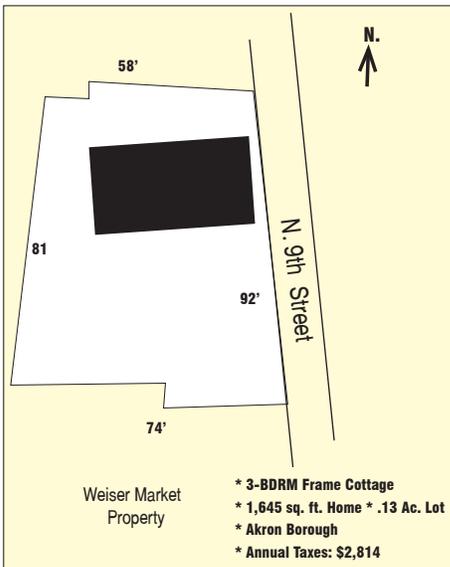


1,645 SQ. FT. FRAME DWELLING

Located at: 20 N. 9th Street, Akron, PA 17501

DIRECTIONS: From Akron, Pa. Rt. 272 take Main St. E. 1-block to left on N. 9th St. to home on left.

REAL ESTATE: consists of a 1,645 sq. ft. 1.5 story frame (1920's) vinyl sided cottage on a .13-acre lot. Main floor features a 14'x12' living room; 10'x24' dining room w/vinyl flooring; 12'x14' primary bedroom w/closet; kitchen w/raised panel birch cabinetry, electric range & vinyl flooring; full bath w/tub/shower combo; covered 8'x18' front porch; covered 10'x15' side porch/patio; upper level has 2-bedrooms & WIC; basement 600 sq. ft. includes walk-out exit; laundry hook-up; oil hot water furnace; utility room & work shop area; 200-amp svc; public water & sewer; annual taxes: \$2,814; off-street parking. Property is currently rented @ \$925/mo; tenant pays all utilities; gross annual income: \$11,100.



**Open House: SAT. FEB. 25 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) 371-3333.

Note: Charming 3-bedroom 1.5 story frame cottage has a proven positive cash flow; great investment property or starter home; ideally located only a block off of Main St. next to Weiser's Market.

For photos & complete listing visit www.martinandrutt.com

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



AUCTION FOR:
Weiser's Real Estate Co. LLC
(Tim (717) 859-2765))