



(Blue Ball/East Earl Area)



PUBLIC AUCTION

3-UNIT RENTAL PROPERTY & BARN * .43-AC. LOT

2-BDRM APARTMENT * HAIR SALON * OFFICE SPACE

THURSDAY, MAY 4, 2023 @ 5-PM



3-UNIT COMMERCIAL/ RETAIL BLDG.



2,168 SQ. FT. MULTI-UNIT DWELLING



FRAME (1940) STORAGE BARN

Located at 4298 Division Highway, East Earl, PA 17519

DIRECTIONS: From Rt.322/23 in Blue Ball follow Rt. 322 E. ¼ mile to property on left.

REAL ESTATE: consists of a frame 2,168 multi-residence dwelling & barn on a commercial/retail zoned .43-ac. lot. Main floor features:

Unit #1: a 780 sq. ft. space currently occupied by a hair salon w/4-stations, foyer & restroom; rent is \$750/mo.

Units #2: 624 sq. ft. w/kitchen/break room; 2- offices w/private entrance; currently vacant potential rent \$500/mo.

Unit #3: upper level features a recently refurbished 885 sq. ft. apartment w/eat-in style kitchen & appliances; new flooring; living room; full bath; 2-bedrooms; currently vacant potential rent \$1,000/mo. each unit served by central AC/heat pump; public water & sewer.

Annual potential income: \$27,000; annual taxes: \$2,640.

Outbuilding: includes a 900 sq. ft. frame (1940) storage barn w/additional rental potential.

OPEN HOUSE: SAT. APRIL 15 & 22 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: Well maintained building w/proven income production; tastefully renovated 2-bdrm apartment; professional office space & hair salon.

For photos & complete listing visit www.martinandrutt.com



HAIR SALON SPACE



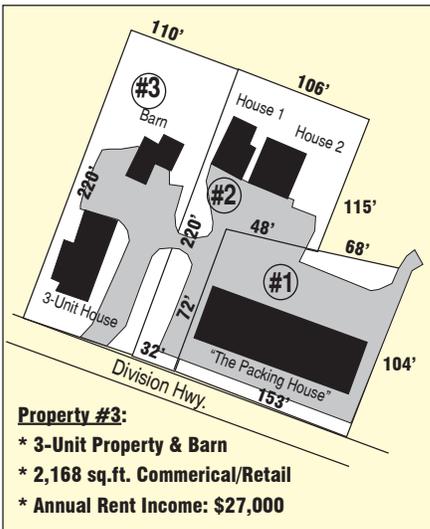
BREAK ROOM/OFFICE SPACE



KITCHEN IN 2-BR APT.



HAIR SALON SPACE



AUCTION BY:
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AUCTION FOR:
Bennet L. Weaver