



(Stevens Post Office Area)

HYBRID PUBLIC AUCTION



2-RESIDENTIAL & 1-COMMERCIAL APARTMENTS

U.S. POST OFFICE TENANT * RENEW POSSIBILITIES * .64-ACRE

THURSDAY AUGUST 14, 2025 @ 6:00 PM



US POST OFFICE & 2-UNIT



INSIDE POST OFFICE



POST OFFICE COUNTER

LOCATED AT: 8 S. Line Rd. Stevens, PA 17578 * West Cocalico Township

DIRECTIONS: On the corner at the square in Stevens.

REAL ESTATE LISTING: A 2.5-story brick building containing 1-commercial space and 2-residential apartments on .64-acre corner lot. The two residential apartments: #1 is a down/up unit w/ 2-bedrooms; 2-full bathrooms; kitchen & dining area; laundry; deck; elec. heat; own elec. meter. #2 is on second level; renovated in 2023; 3-bedrooms; 1-full bathroom; kitchen/dining area; laundry; second level deck w/ view; elec. heat; own elec. meter. Residential units are month-to-month. #3 is commercial space currently being leased to US Postal Service; all main level; 900 sq. ft.; half bathroom; post office boxes; loading dock; large covered front porch; off-street parking; public water & sewer; all separate utilities & water heaters; .64-acres.

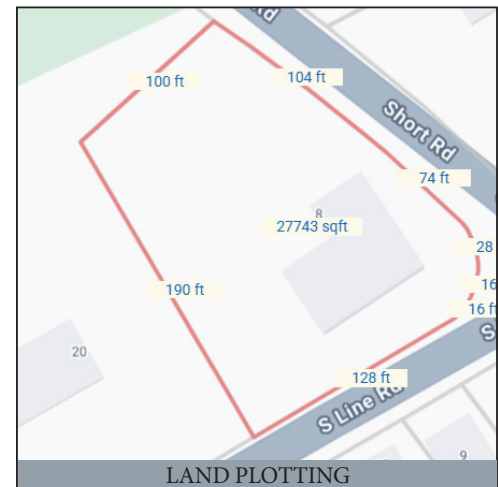
AUCTIONEER NOTE: U.S. Post Office lease ends Dec. 2025, however they have interest in signing an additional 5-year lease. Property is zoned "Village Center District;" W. Cocalico Twp; tax approx. \$6,604. Great investment opportunity w/ the security of a long term commercial lease with US Postal Service.

OPEN HOUSE DATES: Saturday August 9, from 1-3 PM & 1-hour prior to the auction only. No private showings.

BRIEF TERMS: \$30,000 down payment, balance in 60-days. This auction is being held under the terms provided by Attorney Glick, Goodley, Deibler & Fanning 717-354-7700. This information has been provided as a courtesy to the buyer and is believed to be true/accurate, however buyer is responsible to verify any/all written information.

Please visit our website www.martinandrutt.com or Facebook or Instagram

Offering 1% Compensation to Registered Agents * Internet Bidding Available



LAND PLOTTING



Scan to view

AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
John J. Rutt II (717) 587-8906
Michael J. Martin (717) 371-3333
Cameron Rutt



AUCTION FOR:
DALE L. & PAULINE S. HIGH