



(Millersville/W. Lancaster Area)



PUBLIC AUCTION

VALUABLE 4-BDRM 2-BATH 2-STORY BRICK DUPLEX HOME DETACHED 2-BAY FRAME GARAGE * EXCELLENT INVESTMENT! TUESDAY, APRIL 28, 2026 @ 6:00 PM



DETACHED 2-CAR GARAGE



4-BDRM 2-BATH DUPLEX DWELLING



BALCONY, PORCH & FENCED YARD

Located at: 616 Pearl St. Lancaster, Pa. 17603

Directions: From Millersville take (Rt. 999) Manor St. E. to left on Pearl St. 1/2 block to home on left.

Real Estate: consists of a (1925) 2-story brick 4-bedroom 2-bath 1,260 sq. ft. duplex style dwelling w/detached 2-car garage w/alley access & parking. Main floor features a 13'x15' living room w/laminate flooring open to 15'x11' dining room w/open staircase & closet; 10'x15' kitchen w/appliances & cabinetry (needs some TLC); covered front porch 18'x8' w/awning; covered back porch 7'x14' w/new 20'x20' concrete patio; private fenced backyard; upper level:

BR #1) 10'x15' w/closet & rear balcony; full bath; BR #2) 9'x11' w/closet; BR #3) 10'x15' w/closet, walk-up attic storage 10'x34'; basement has a 24'x12' laundry/storage room, washer & dryer included; 9'x6' full bath; 4th bedroom/office 12'x13'; cold cellar 7'x13' w/275 gallon fuel oil tank, oil furnace HW heat, gas water heater; egress door; public water, sewer & gas; annual taxes: \$4,205. **Outbuilding:** a 19'x17' frame 2-bay garage w/auto opener, alley access & parking.

Open House: Sat. April 11 & 18 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

Terms: \$20,000 down day of sale, balance in 60-days. **Attorney:** Glick, Goodley, Deibler & Fanning LLP (717) 354-7700.

Note: Valuable 4-bedroom 2-bath duplex, property needs some cosmetic TLC; excellent rental/investment property or starter home, west end city home offers easy access to all conveniences!

**** Attention Broker Participation Offered To Registered Realtors ****

For Photos & Detailed Listing Visit

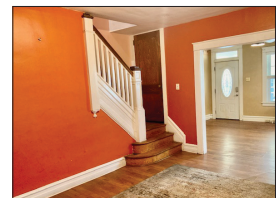
www.martinandrutt.com



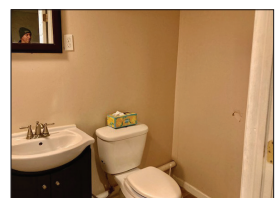
OAK CABINETRY KITCHEN



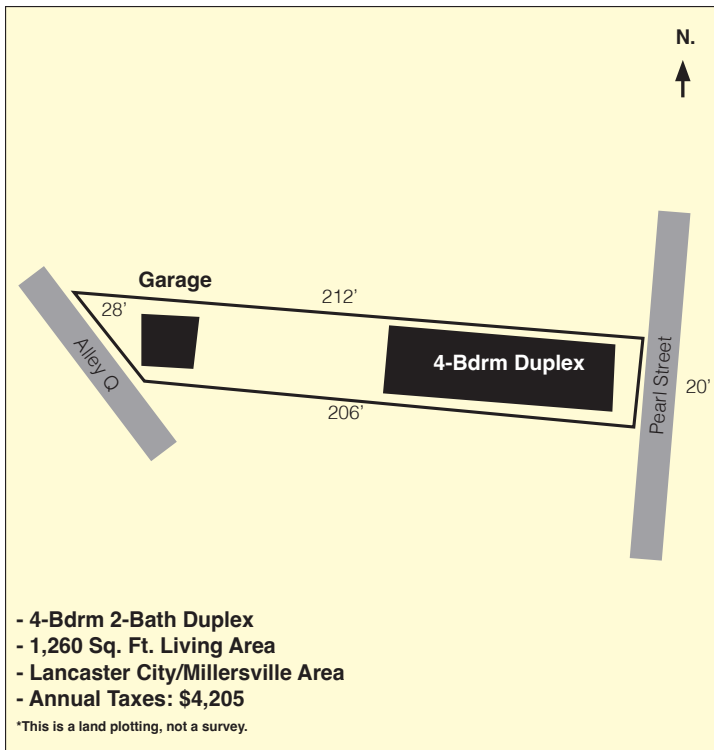
KITCHEN APPLIANCES INCLUDED



FORMAL DINING ROOM



LOWER LEVEL FULL BATH



AUCTION BY: Martin & Rutt
Auctioneers, LLC AY2189-L
Michael J. Martin (717) 371-3333
John J. Rutt II (717) 587-8906
Cameron Rutt (717)-875-6032



AUCTION FOR:
Sarah Ann Landis