



(Kinzers/Paradise Area)



HYBRID PUBLIC AUCTION

VALUABLE 2-UNIT 2-STORY RENTAL PROPERTY * .22-AC TOTALLY UPDATED 2006 * 2-CAR GARAGE * GARDEN SHED THURSDAY, MAY 21, 2026 @ 6:00 PM



DETACHED 2-CAR GARAGE/SHOP



2,233 SQ. FT. 2-UNIT RENTAL HOME



PDATED 2-STORY 2-UNIT * .22-AC. LOT

Located at: 8 & 10 N. Kinzer Rd. Kinzers, Pa. Paradise Twp. Lancaster Co.

Directions: From Paradise area take Rt. 30 E. to left on N. Kinzer Rd. to property on left.

Real Estate: consists of an attractive totally renovated (2006) 2-unit 2,233 sq. ft. 2-story vinyl w/stone façade rental dwelling, a 500 sq. ft. 2-bay garage & storage shed on a .22-acre lot. **Main floor (Unit #1)** features a spacious 14'x25' open dining room/kitchen area w/modern cabinetry, sit-up bar, nice laminate floor & recessed lighting; open to 15.5'x16.5' living room w/gas FP & bay window; covered front porch; 22'x10' office/family room w/vaulted ceiling & skylights; 13'x12' bedroom w/private bath &

WIC; 23'x7' laundry area w/mop sink, closet & powder room. **2nd floor (Unit #2)** features a spacious 27'x13' open dining area/kitchen w/modern cabinetry, sit-up bar, appliances included; 15.5'x15.5' bedroom w/2-closets; full bath w/skylights; laundry w/washer & dryer; walk-in pantry; 12'x6' composite deck w/PVC trim. Partial basement w/Bilco egress door; on-site well, public sewer, individual utilities, heat pump/central AC; 100 gallon LP tank; projected annual rental income: **\$34,800**; annual taxes: \$4,140. **Outbuildings:** a frame 24'x21' insulated 2-car garage/shop, 8'x12' storage shed, nice macadam drive & parking area. Each unit is currently vacant, tremendous investment opportunity, absolute move-in ready condition!

Open House: Sat. May 2 & 9 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

Terms: \$35,000 down day of sale, balance in 60-days. **Attorney:** Grace Bond (717) 299-1100.

Note: Valuable income producing, professionally renovated, low maintenance 2-unit rental property in move-in ready condition! Auction held live on-site, also online bidding available; visit website for registration details.

**** BROKER PARTICIPATION INVITED * CONTACT AUCTIONEER ****

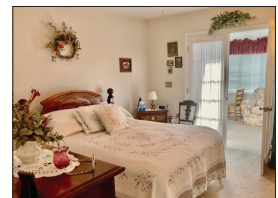
For Photos & Details Visit www.martinandrutt.com



UNIT #1 KITCHEN W/BAR



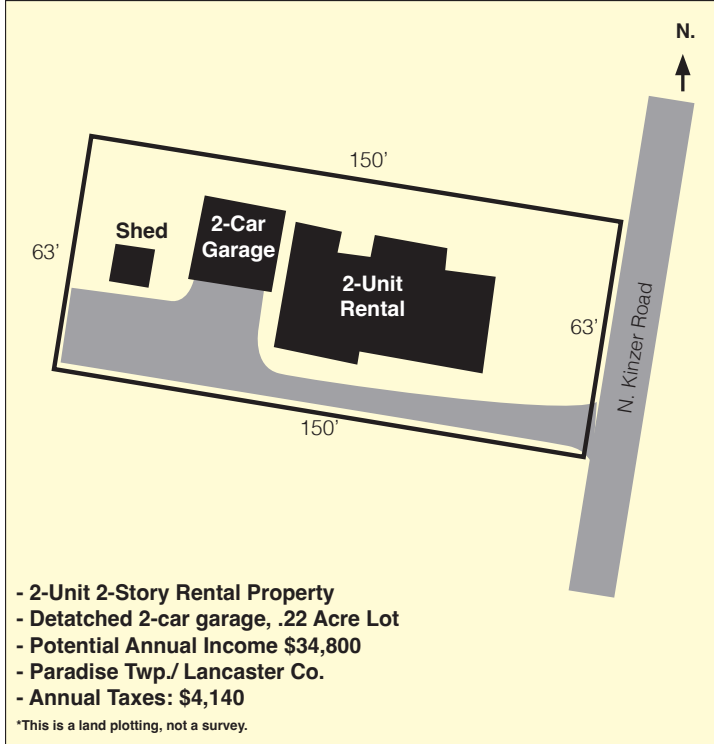
UNIT #1 DINING AREA



UNIT #1 BEDROOM/BATH



UNIT #2 KITCHEN W/BAR



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:
Florence K. Groff
Dean Groff POA 484-880-6315