



(Lansdale/Montgomery Co. Area)



PUBLIC AUCTION

VALUABLE 4-UNIT RESIDENTIAL RENTAL PROPERTY * .34-AC.

2-BDRMS, 1-BATH EACH UNIT * COIN OP-LAUNDRY

TUESDAY, NOVEMBER 3, 2026 @ 4-PM

**** OFFERING LIVE & ONLINE BIDDING ****

Located at: 429 Edgemont Ave, Lansdale, PA 19466



3,570 SQ. FT. 4-UNIT BRICK APARTMENT



2-STORY 4-UNIT RESIDENTIAL RENTAL * .34-AC.



SIDE ENTRANCE FOR APARTMENT #1

Directions: From Rt. 476 take Lansdale exit Rt. 63 E. right on W. Main St. @ Wawa left on Edgemont Ave. to auction on left.

Real Estate: consists of a 3,570 sq. ft. 2-story brick 4-unit residential rental property on a .34-acre tract. Each unit laid out nearly identical features an eat-in style 14'x10' kitchen w/modern wood cabinetry & appliances; 18'x11' living room; BR #1) 13'x10' w/double closet; full bath; BR #2) 12'x12' w/closet; 2-units ground level, 2-units on 2nd floor; basement includes coin-op laundry, private storage areas; 4-AC units; 4-gas furnaces; public water & sewer; annual taxes: \$10,634. **Annual Rental Income:**

\$76,140 approx. **Owner Expenses:** Gas Water Heater-\$1,500/yr; Trash-\$1,800/yr; Water/Sewer-\$1,800/yr; Insurance: \$2,990. **Annual Profit \$57,406 approx.** Property has new metal roof, insulated windows & doors, low maintenance brick exterior. Storage shed & macadam parking area, level .34-acre tract.

Open House: Sat. Oct. 17 & 24 from 1-3 PM for info call/text auctioneer @ (717) 371-3333.

Terms: \$50,000 down day of auction, balance in 60-days. **Attorney:** Tom Fanning (717) 354-7700.

Note: *Outstanding low maintenance solid brick 4-unit rental property, valuable proven income generator, located on a quiet side street in the Oak Park residential neighborhood, close to all Lansdale conveniences!*

**** Broker Participation Invited * Contact Auctioneer for Details (717) 371-3333 ****

For Photos & Detailed Listing Visit

www.martinandrutt.com



UPDATED KITCHENS W/APPLIANCES



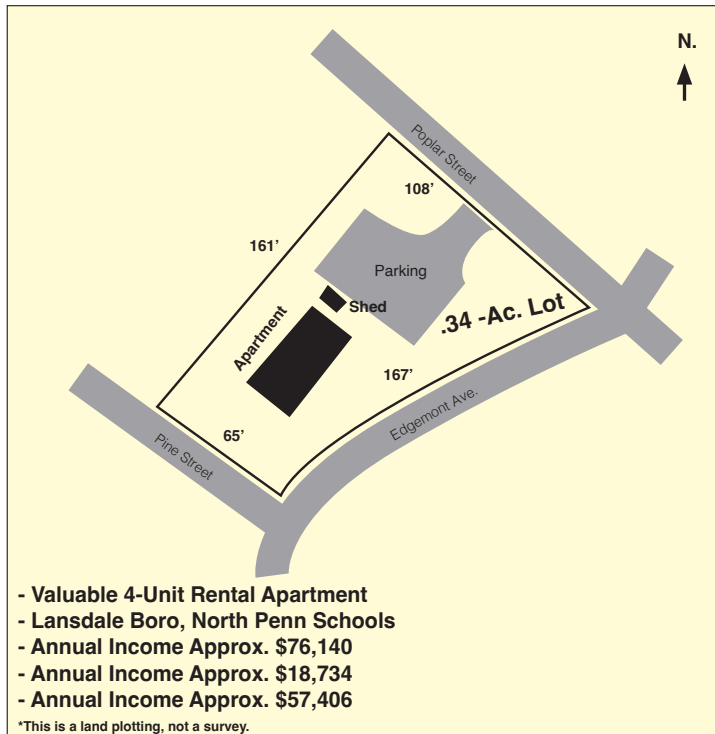
NICE MODERN WOOD CABINETRY



18'X11' LIVING ROOMS



2-BDRMS, 1-BATH EACH UNIT



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:
Wilmer G. Martin &
Everence Foundation