



**HESS**  
AUCTION GROUP

**Public Auction**  
REAL ESTATE

# WELL-LOCATED MARIETTA RENTAL UNITS



**Tues. August 3, 2021 • 6PM**

**12 E. FRONT ST. & 23 S. WATERFORD AVE.  
MARIETTA, PA 17547**

**T**his 3-unit investment property, featuring 2 adjacent homes, is well located with easy access to Rt. 441 & 30, within walking distance to local restaurants and shops. **12 E. Front St. is a 1-story bungalow** hosting a living room, kitchen, 1 bedroom, & 1 full bath. **23 S. Waterford Ave.**, located just behind Front St., features (2) 1-bedroom, 1-bath apartments, each with a living room and kitchen. **Additional amenities** include easy access to the North-West Lancaster County River Trail, parks, & off-street parking for both properties. **These properties are deeded together.**

Auction for: James C. & Barbara A. Baker  
Attorney: Randall Miller

**OPEN HOUSE: Monday, July 26, 3-6pm**

\*For information about financing call 717-664-5238\*

**Real Estate Terms & Conditions:** 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM  
AY000253L



**12 East Front St.**

**Type:** Bungalow  
**Construction:** Masonry  
**Exterior:** Brick  
**Roof:** Shingle  
**Square Footage:** 598sq. ft.  
**Lot Size:** 0.15 acres  
**Year Built:** 1840

**Heating/Cooling:** Warmed & Cooled Air  
**Water/Sewer:** Public  
**Zoning:** Trail Rail River  
**School District:** Donegal SD  
**Township:** Marietta Borough

**23 South Waterford Ave..**

**Type:** 2-Story 2-Unit  
**Construction:** Frame  
**Exterior:** Siding  
**Roof:** Shingle  
**Square Footage:** TOTAL: 1,681sq. ft.  
**Lot Size:** 0.15 acres  
**Year Built:** 1850

**Heating/Cooling:** Electric Baseboard  
**Water/Sewer:** Public  
**Zoning:** Trail Rail River  
**School District:** Donegal SD  
**Township:** Marietta Borough

**Taxes:** \$4,760.53



**LENDERS**

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