



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE

## WELL-LOCATED LITITZ 4-UNIT

Sat. August 7, 2021 • 11AM

215 N. BROAD ST.  
LITITZ, PA 17543

**T**his well-located, Lititz 4-Unit sits on a corner lot along 501, within walking distance of downtown Lititz, restaurants, shops, and Lititz Springs Park. **The first level** features a studio apartment with 1 bathroom and a 1 bedroom, 1 bath apartment with potential 2nd bedroom. **The second level** hosts a 1 bedroom, one bath apartment and another 1 bedroom, 1 bathroom apartment with potential 2nd bedroom. **Additional amenities** include a detached, 2-car garage that is leased out, and 5 off street parking spots.



Auction for: Robert C. Diller Jr.  
Attorney:

**Tour: Saturday, July 17 • 10am**

\*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



**Type:** 2-Story 4-Unit  
**Construction:** Frame  
**Exterior:** Siding  
**Roof:** Shingle  
**Garage:** Detached 2-Car Garage  
**Square Footage:** 3,538sq. ft. TOTAL  
**Lot Size:** 0.22 acres  
**Year Built:** 1900

**Heating/Cooling:** HVAC, Mini Split Units in All Apartments  
**Flooring:** Laminate, Vinyl, Carpet  
**Water/Sewer:** Public  
**Zoning:** Residential (High)  
**Taxes:** \$6,116  
**School District:** Warwick SD  
**Township:** Lititz Borough

### **First Floor Studio:**

**Kitchen/Living Room:** 17'7" x 11'10", Laminate  
**Bathroom:** 7'8" x 4'1", vinyl

### **First Floor Large Apartment:**

**Kitchen:** 8'5" x 17'9", vinyl, closet  
**Dining Room:** 21'9" x 12'1", laminate  
**Living Room:** 26'10" x 11'10", hardwood  
**Bathroom:** 7'6" x 5'10", vinyl  
**Bedroom:** 12'2" x 14'10", carpet  
**Office/Bedroom 2:** 8'4" x 13'7", closet, carpet

### **Second Floor Front Apartment:**

**Kitchen:** 11'10" x 14'9", vinyl, closet  
**Living Room:** 18'7" x 13'5", laminate, closet  
**Bathroom:** 5'3" x 9'9", vinyl  
**Bedroom:** 12'2" x 14'10", carpet  
**Entrance:** 4'10" x 8'7", laminate

### **Second Floor Rear Apartment:**

**Kitchen:** 12'1" x 11'10", laminate, pantry  
**Living Room:** 13'2" x 11'10", laminate, closet  
**Bathroom:** 8'2" x 5'6", laminate  
**Bedroom:** 8'7" x 11'1", laminate  
**Office/Bedroom 2:** 12'1" x 18'10", laminate, carpet

**\*All Measurements are Approximate**



## **LENDERS**

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