



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

6 UNIT HEMPFIELD INVESTMENT PROPERTY



Wed. September 8, 2021 • 6PM

**3550 MARIETTA AVE.
LANCASTER, PA 17601**

This 6-unit Hempfield investment property is well-located and well-maintained, boasting a four-unit and a separate 2-unit duplex style building with attached car ports. **All of the units are townhouse style**, with 2 bedrooms and full bath upstairs, living room, kitchen, half bath and laundry downstairs. **Additional amenities** include 12 off-street parking spaces. This property has been family owned for 125 years.

AUCTIONEER'S NOTE: OWNERS INTEND TO SELL.

Auction for: Warren Diffenderfer Family Trust

Open House: Mon. Aug. 30, 4pm – 7pm

For information about financing call 717-664-5238

Real Estate Terms & Conditions: \$50,000 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: 4-Unit Farmhouse, Duplex
Construction: Frame
Exterior: Vinyl Siding
Roof: 4-Unit: Composition Shingle / Duplex: Metal
Parking: 12 Off-Street Spots, 2 Car Ports
Square Footage: 4-Unit: 4,554sq.ft. / Duplex: 2,072sq.ft.
Lot Size: 0.81 acres
Year Built: 4-Unit: 1900 / Duplex: 1910

Heating/Cooling: Electric Heat / No Central Air
Flooring: Vinyl, Carpet
Water/Sewer: Well Water, Public Sewer
Zoning: High Density Traditional Village
Taxes: \$7,725
School District: Hempfield SD
Township: West Hempfield Twp.



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