



HESS
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Public Auction
REAL ESTATE

GREAT INCOME PRODUCING HEMPFIELD MULTI-UNIT



Sat. November 20, 2021 • 10AM

**1551 STONY BATTERY RD.
LANCASTER, PA 17601**

This Hempfield Multi-Unit is a great income-producing investment, hosting 13 unique rental units and offering easy access to Route 30. **The 13 units include** 7 apartments, a barbershop, (2) one car garages, a workshop/garage, storage unit, and two small storage sheds. **Unit A** is a 3-bedroom apartment with kitchen, dining room, living room, full bath and laundry room. **Unit B** includes a kitchen, living room, 2 bedrooms, a full bathroom and laundry. **Unit C** hosts an eat-in kitchen, 2 bedrooms, living room, full bath with laundry and patio. **Unit D** offers a kitchen, living room with fireplace, laundry with powder room, 3 bedrooms including a master bedroom, dining room, family room/office, and full bath and includes with **Unit J** which is a 1-car garage. **Unit E** features a living room, eat-in kitchen, laundry room, 2 full bathrooms, sunroom, family room with access to patio, and two bedrooms. **Unit F** is a large efficiency apartment with kitchen/bedroom/living room combo area and full bathroom. **Unit G** is a one bedroom with living room and full bathroom. **Unit H** is the barbershop which includes a waiting room and restroom. **Unit I** is the adjacent garage stall to Unit J. **Unit K** is a large workshop area. **Unit L** is currently being used as storage but could connect to Unit B or be transformed into another large efficiency apartment. **Unit M** includes 2 storage sheds. **This property has been maintained by the same owner for the last 12 years and is a great opportunity!**

Auction for: Tim Funk
Attorney: Jack Markel

Open House: Wed. Nov. 10, 4pm – 7pm
Or Call For An Appointment

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



Garage: Detached 2-Car Garage (see details)

Square Footage:

Lot Size: 1.8 Acres

Heating/Cooling: Heat Pump

Water/Sewer: Public

Zoning: Low Density Residential

Taxes: \$12,495

School District: Hempfield SD

Township: East Hempfield Twp.



LENDERS

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