



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

EPHRATA "WISSLER BUILDING" MULTI-UNIT



Sat. August 21, 2021 • 12PM

**12 W. MAIN ST.
EPHRATA, PA 17522**

This Ephrata multi-unit, known as the Wissler Building, sits in the heart of Ephrata Borough with easy access to Rt. 272 & 222. **The property includes** (12) one-bedroom apartments, 2 commercial spaces on the first floor and 1 commercial space in the basement along with a **free-standing commercial space**, located at 7 S. State Street. **There are 5 on-site parking spaces** available. **There will be a single tour date, Saturday, August 7th beginning at 10am. This will be the only time to see the property before the day of the auction.**

AUCTIONEER'S NOTE:

Auction for: HDH Enterprises, Inc.
Attorney: Dennis Hartranft

**Tour Date: Sat. August 7
Begins at 10am**
This is the only time to see the property.

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



1 South State Street (Multi-Res.)

Roof: Metal, Shingled

Construction: Masonry

Square Footage: Total 14,145sq. ft.

Lot Size: 0.22 Acres Total

Year Built: 1948

Heating/Cooling: Fuel Oil Hot Water Heat (Included in Rent)

Water/Sewer: Public

Zoning: Central Business

School District: Ephrata Area SD

Township: Ephrata Borough

7 South State Street

Roof: Rubber

Construction: Cement Block Exterior

Square Footage: 1,178sq. ft

Lot Size: 0.22 Acres Total

Year Built: 1962

Heating/Cooling: Heat Pump Central Air

Water/Sewer: Public

Zoning: Central Business

School District: Ephrata Area SD

Township: Ephrata Borough

TAXES: \$10,961.75



LENDERS

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materials. The purchaser is responsible to research and verify any and all information regarding this property.