



HESS
AUCTION GROUP

Public Auction

REAL ESTATE

DOWNTOWN LITITZ 2-UNIT



Thurs. August 12, 2021 • 6PM

**59 N. BROAD ST.
LITITZ, PA 17543**

This 2-unit downtown Lititz property was previously used as a single-family home and is within walking distance to local shops, restaurants, and Lititz Springs Park. **The first floor** of the home features a nice entry way, living room with detailed fireplace, dining room, full bath with laundry, kitchen with built-in pantry area, family room, and office/bedroom with fireplace. **The second floor** hosts a kitchen, dining room, living room, two full baths, 2 bedrooms, and access to the attic which offers two additional bedroom spaces. **Additional amenities** include original woodwork throughout the home, a large, covered front porch, and fully fenced backyard.

AUCTIONEER'S NOTE:

**Open Houses: Sat. ,July 31 10am – 12pm
& Mon. Aug. 2, 5pm – 6:30pm
Or Call For An Appointment**

Auction for: Paul Jenkins Estate
Attorney: John R. Gibbel

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: Two-Story
Construction: Frame
Exterior: Vinyl Siding
Square Footage: 2,440sq. ft. total
Lot Size: 0.07 acres
Year Built: 1905
Heating/Cooling: Gas Forced Air Furnace
Flooring: hardwood, linoleum, carpet

Water/Sewer: Public
Zoning: Commercial
Taxes: \$4,142
School District: Warwick SD
Township: Lititz Borough

First Floor:

Entry: 5;8" x 4'9", tile
Kitchen: 13'1" x 13'4", linoleum
Dining/Family Room: 12'5" x 13'7"
Living Room: 26'3" x 11'8", carpet, fireplace
Bathroom/Laundry: 11'9" x 9', tile
Office: 9'7" x 13'4", fireplace

Second Floor:

Kitchen: 10'9" x 10'9"
Dining Room: 11'7" x 13'1', hardwood, closet
Full Bathroom: 6'8" x 5'2"
Living Room: 15'6" x 12'4", hardwood
Bedroom 1: 11'2" x 13'9", closet
Bedroom 2: 13'2" x 13'2", closet
Full Bath: 8'3" x 9'7", carpet

Attic:

Bedroom 3: 11'4" x 15'2", closet
Bedroom 4: 17' x 15'2", closet

Exterior:

All Measurements Approximate



LENDERS

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