



**HESS**  
AUCTION GROUP

**Public Auction**  
REAL ESTATE

# 6 UNIT COMMERCIAL/RESIDENTIAL INVESTMENT PROPERTY



**Wed. August 17, 2022 • 6PM**

**1708 COLUMBIA AVE.  
LANCASTER, PA 17603**

**T**his 6-Unit investment property consists of retail, commercial and residential space. The first floor hosts a thrift shop with multiple large rooms, a reception area, powder room and offices. The very spacious hair salon includes multiple stations, a reception desk, powder room, washer and dryer, and lots of daylight. The building also consists of two efficiency apartments and large 1 bedroom apartment. With cathedral ceilings. **Additional amenities** include approximately 30 parking space, easy access to Route 741 and 23 and good cash flow.

**Open Houses: Sat. Aug. 6, 10am – 12pm  
& Mon. Aug. 8, 5pm – 6:30pm**  
Or Call For An Appointment

Auction for: Leroy Mellinger Est.  
Attorney: Tim Shawaryn

\*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:** Multi-Unit (Commercial & Residential)

**Exterior:** Brick, Wood Siding

**Square Footage:** 4,520sq. ft. total

**Lot Size:** 0.76 acres

**Year Built:** 1875

**Heating/Cooling:** Electric, Heat Pump, Gas Hot Water, Central Air

**Water/Sewer:** Public

**Zoning:** General Commercial

**Taxes:** \$9,630.09

**School District:** Penn Manor SD

**Township:** Manor Township



## LENDERS

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