



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

MULTI-UNIT INVESTMENT PROPERTY



Thursday, August 18, 2022 • 6PM

**995 CADMUS RD.
POTTSTOWN, PA 19465**

ATTENTION CONTRACTORS, REMODELERS, AND INVESTORS! This multi-unit investment property is in significant need of improvement and restoration but offers tons of potential! **Located just off Route 100**, with easy access to Route 23 and right across from the Owen J. Roberts Middle and High Schools, **the 5.5 acres** hosts a farmhouse, consisting of 2 units and a back barn, consisting of two, 2-bedroom units, three, one-bedroom apartments, and a studio apartment. **Additional amenities** include a detached garage with shed, and mostly wooded acreage with small stream.

AUCTIONEER'S NOTE: LOTS OF POTENTIAL! FAMILY IS SETTLING AN ESTATE.

Auction for: Paul Vlachos
Attorney: Gibbel, Kraybill, Hess

SHOWN BY 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 with Storage Shed
Lot Size: 5.5 Acres
Year Built: 1800s
Heating/Cooling: Electric Heat in All Units
Water/Sewer: On-Site
Zoning:
Taxes: \$9,959
School District: Owen J. Roberts SD
Township: South Coventry Township



LENDERS

Chris Karshin
Fulton Bank
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