



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE

## ELIZABETHTOWN 2-UNIT INVESTMENT PROPERTY



**Thurs. September 22, 2022 • 6PM**

**95-97 N. HANOVER ST.  
ELIZABETHTOWN, PA 17022**

This Elizabethtown investment property includes two, separately deeded duplex homes that will be sold together. 95 N. Hanover St. features a living room, dining room, kitchen with laundry area, and mudroom on the first floor. The second-floor hosts 3 bedrooms, and a full bath. The lower level is unfinished. 97 N. Hanover St. hosts a living room, dining room, kitchen with side entrance, and mud/laundry room on the first floor. The second-floor features 3 bedrooms and a full bath. The lower level is unfinished. Additional amenities include covered front porch and balcony for both units, close proximity to Elizabethtown College, and easy access to local shops and restaurants.

**AUCTIONEER'S NOTE:**

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

Auction for: Elvin Boll  
Attorney: Gibbel, Kraybill, Hess

**\*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:** Duplex  
**Construction:** Frame  
**Exterior:** Brick, Aluminum, Wood  
**Roof:** Composition Shingle  
**Square Footage:** 1,422sq. ft. (95) / 1,218sq. ft. (97)  
**Lot Size:** 0.17 acre (95) / 0.1 acre (97)  
**Year Built:** 1877

**Heating/Cooling:** Gas Hot Water Radiators  
**Flooring:** Carpet, Vinyl  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** \$3,497.86 (95) / \$3,034.66 (97)  
**School District:** Elizabethtown Area SD  
**Township:** Elizabethtown Borough

## **95 N Hanover**

### **First Floor**

Living Room: 16'11" x 10'6", Carpet  
Dining Room: 10'7" x 19'4", Carpet  
Kitchen: 12'10" x 15'1", Laundry Area: 2'11" x 4'11", Vinyl  
Mudroom: 5'7" x 11'9", Rear Entrance, Unheated, Concrete

### **Second Floor**

Bedroom 1: 10'8" x 10'9", Closet, Carpet  
Bedroom 2: 13'2" x 10'10", Door to Bedroom 3, Closet, Carpet  
Bedroom 3: 15'10" x 9'5", Door to Balcony, Walk-in Closet (4'11" x 10'4"), Closet, Carpet  
Bath: 7'5" x 6'2", Tub/Shower Combination, Vinyl

### **Lower Level**

Unfinished

### **Exterior**

Covered Front Porch, Covered Rear Balcony

## **97 N Hanover**

### **First Floor**

Living Room: 16'11" x 10'8"  
Dining Room: 15'11" x 0'9"  
Kitchen: 15'4" x 14'1", Side Entrance, Vinyl  
Mudroom/Laundry:: 4'11" x 10'11", Rear Entrance

### **Second Floor**

Bedroom 1: 14'8" x 10'9", Closet  
Bedroom 2: 13'2" x 11'3", Door to Bedroom 3, Closet  
Bedroom 3: 9'3" x 15'4", Door to Balcony, Closet  
Bath: 12'4" x 4'11", Tub/Shower Combination, Vinyl

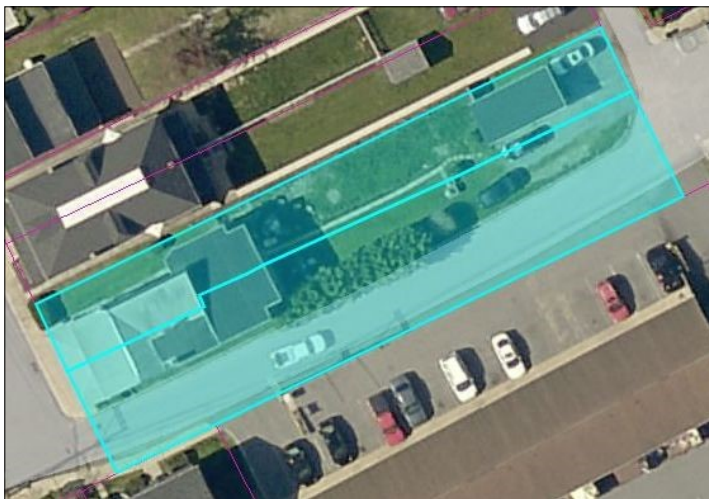
### **Lower Level**

Unfinished

### **Exterior**

Covered Front Porch, Covered Rear Balcony

**\*All Measurements are Approximate\***



## **LENDERS**

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