



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE

## ATTENTION INVESTORS & HOUSE FLIPPERS COLUMBIA INVESTMENT PROPERTY



Tues. October 25, 2022 • 6PM

132 N. 3RD ST.  
COLUMBIA, PA 17512

**A**TTENTION INVESTORS AND HOUSE FLIPPERS: This is a house for you! The first floor of the home features a foyer, eat-in kitchen, laundry room/pantry, dining room, and family room. The second floor hosts 4 bedrooms and full bathroom. The third floor includes an additional bedroom. The basement is unfinished and offers the mechanicals. Additional amenities include easy access to Routes 462 and 30 and walking distance to local shops, restaurants, and parks. Property will also be open 2 hours before the auction start time for additional walk-throughs.

Auction for: Mary Ann Arbutina  
Attorney: Scott Albert

**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



**Type:** Duplex  
**Construction:** Masonry  
**Exterior:** Brick  
**Roof:** Slate  
**Square Footage:** 1,147sq. ft.  
**Lot Size:** 0.07 acres  
**Year Built:** 1920  
**Heating/Cooling:** Fuel Oil Hot Water Radiators

**Water/Sewer:** Public  
**Zoning:** High Density Residential  
**Taxes:** \$4,066  
**School District:** Columbia School District  
**Township:** Columbia Borough



### LENDERS

**Chris Karshin**  
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