

## 3 BEDROOM W. HEMPFIELD TWP. INVESTMENT PROPERTY

Sat. March 2, 2024 • 10am

655 CHARELLE DR.  
COLUMBIA, PA 17512



**T**his 3-bedroom investment property is located on a dead-end street, within walking distance to Lake Grubb Nature Park and easy access to Route 23. The interior of the home features a living room, kitchen, 2 full bathrooms and 3 bedrooms.

SHOWN BY APPOINTMENT

The property is in need of considerable restoration.



### FEATURES

 NICE LOCATION

 GREAT INVESTMENT OPPORTUNITY

Auction for: Bess Kreider  
Attorney: Eric S. Rothermel

LEAD AUCTIONEER: John M. Hess



 717-664-5238 or 877-599-8894

 [www.hessauctiongroup.com](http://www.hessauctiongroup.com)

 [contact@hessauctiongroup.com](mailto:contact@hessauctiongroup.com)

**Type:** Two-Story  
**Construction:** Frame  
**Exterior:** Vinyl Siding  
**Roof:** Composition Shingle  
**Square Footage:** 1,100sq. ft.  
**Lot Size:** 0.11 acres  
**Year Built:** 1940

**Heating/Cooling:** 5 Portable Heaters (No Main Heat Source)  
**Water/Sewer:** On-Site  
**Zoning:** Residential  
**Taxes:** \$1,659  
**School District:** Hempfield SD  
**Township:** W. Hempfield Twp.

**\*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.

#### LENDERS

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