

## WELL-LOCATED EAST HEMPFIELD MULTI-UNIT

Wed. June 26, 2024 • 6pm

755 CENTERVILLE RD.  
LANCASTER, PA 17601

**T**his East Hempfield multi-unit is located just off of Marietta Ave., seconds from Route 30. **The property boasts** two, 2-story residential units and a separate 2-car garage. **Unit 1** boasts an eat-in kitchen with pantry, living room, bedroom, and full bathroom on the first floor. The second-floor hosts 3 bedrooms and an unfinished bonus area that could be used to add an additional bathroom. **Unit 2** features a kitchen, living room, dining room/office (open to living room), bedroom and full bathroom on the first floor. The second floor offers three bedrooms and an unfinished bonus area that could be used to add an additional bathroom. **The detached 2-car garage** is rented separately and features second floor storage space. **Additional amenities** include a large parking area. **The property takes minor cosmetic updating but offers lots of potential!**



**Open Houses: Sat. June 15, 10am-12pm,  
Mon. June 17, 5pm-6:30pm  
& Fri. June 21, 5-6:30pm  
Or Call For An Appointment**



### FEATURES



**GREAT LOCATION**



**3 SEPARATE UNITS**



**(2) 4-BEDROOM UNITS**

Auction for: Craig Shaubach  
Attorney: Jack Markel

**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:** 2-Unit  
**Construction:** Masonry  
**Exterior:** Brick  
**Roof:** Newer Composition Shingle  
**Garage:** 2-Car Detached (Rented Out Separately)  
**Square Footage:** 2,985sq. ft. (Total)  
**Lot Size:** 0.90 acres  
**Year Built:** 1900

**Water/Sewer:** Public  
**Electric:** Updated Electrical, 3 Meters (1 Per Unit)  
**Zoning:** Low Density Residential  
**Taxes:** \$12,555.07  
**School District:** Hempfield SD  
**Township:** East Hempfield Twp.

### Unit 1 - Right Side

#### **First Floor**

Eat In Kitchen, 14'6" x 12'6", vinyl, pantry closet  
Living room, 21'4" x 11'7"  
Bedroom, 12'7" x 14'9", hardwood  
Full Bathroom, 10'8" x 5'9", 2 small closets, shower only

#### **Second Floor**

Bedroom, 13'2" x 10'3", hardwood, closet  
Bedroom, 11'16" x 13'3", hardwood, closet  
Bedroom, 11'4" x 16'7", hardwood, closet  
Unfinished area off hallway

#### **Basement**

Unfinished  
Oil, Hot water heat

### Unit 2 - Left Side

#### **First Floor**

Kitchen, 15'2" x 15'6", vinyl  
Living Room, 11'7" x 21'5", hardwood  
Dining Room/Office, 12'3" x 14'5", closet, carpet, open to living room  
Bedroom, 15'4" x 12'7", carpet, closet  
Full Bathroom, 11'11" x 3'7", tub/shower

#### **Second Floor**

Bedroom, 10'12" x 12'4", carpet, closet  
Bedroom, 13'2" x 11'14", carpet, closet  
Bedroom, 16'6" x 11'2", carpet, closet  
Unfinished area off hallway

#### **Basement**

Unfinished  
Electric Heat

### Unit 3 - Detached Garage

#### **First Floor**

2 garage doors  
dirt floor

#### **Second Floor**

wood floors - storage space

**\*All Measurements Approximate\***



**\*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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