



HESS
AUCTION GROUP

PUBLIC AUCTION

WELL-LOCATED EAST HEMPFIELD MULTI-UNIT

Wed. June 26, 2024 • 6pm

755 CENTERVILLE RD.
LANCASTER, PA 17601

This 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

contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

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: Approximately \$4,765
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

Chris Karshin Fulton Bank 717-682-0693 CKarshin@fultonmortgagecompany.com	Dwight Rohrer Bank of Bird-In-Hand 717-572-1492 drohrer@bihbank.com	Megan Livengood Bank of Bird-In-Hand 717-929-2208 mliven- good@bihbank.com	Marvin Charles Farm Credit 717-368-7387 mcharles@horizonfc.com	Dale Hershey Univest 717-519-7077 hersheyd@univest.net	Jason R. Landis First Citizens Community Bank 717-575-7435 jrlandis@myfccb.com	Josh Housekeeper Ephrata National Bank 717-738-5473 agdept@epnb.com
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