

3 BEDROOM INVESTMENT PROPERTY

Tue. July 9, 2024 • 6pm

449 S. PLUM ST.
LANCASTER, PA 17602

This 3-bedroom Lancaster City rowhome is located just off of Route 462 and is a great opportunity for an investor. **The main floor of the home** boasts a living room, formal dining room, kitchen, and powder room. **The second-floor** features three bedrooms and a full bathroom. **Additional amenities** include a full basement, small, fenced side-yard, and new roof installed 2024.



Open Houses: Sat. June 29, 10am-12pm
& Mon. July 1, 5pm-6:30pm
Or Call For An Appointment

FEATURES



GREAT INVESTMENT OPPORTUNITY



FENCED-IN YARD



NEW ROOF

Auction for: ALCA Properties LLC
Attorney: Young & Young

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: Duplex
Construction: Masonry
Exterior: Brick
Roof: Composition Shingle
Square Footage: 1,454sq. ft.
Lot Size: 0.04 acres
Year Built: 1885
Heating/Cooling: Natural Gas Forced Air Furnace

Water/Sewer: Public
Zoning: Residential Medium Density
Taxes: \$1,942.98
School District: Lancaster School District
Township: Lancaster City (W7)



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@fultonmortgag
 ecompany.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
 Uninvest
 717-519-7077
 hersheyd@uninvest.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

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the con-
 signor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed
 materials. The purchaser is responsible to research and verify any and all information regarding this property.