



**HESS**  
AUCTION GROUP

# PUBLIC AUCTION

## LANCASTER CITY INVESTMENT PROPERTY

Tuesday, August 26, 2025 • 6pm

22 EAST NEW ST.  
LANCASTER, PA 17602

**T**his four bedroom investment property is situated in Lancaster City with easy access to the local hospital, restaurants, shops, and Routes 283 & 30. **The first floor features** a cozy family room, an eat in kitchen, formal dining area, and a dedicated laundry room with storage. **Upstairs, you will find** four bedrooms and a full bathroom. **Additional amenities include** an unfinished basement, a walk up attic for extra storage, replacement windows, and a private back yard.

**AUCTIONEER'S NOTE:** Executor plans to sell to settle an estate



**Open Houses: Sat. August 16, 10am-12pm  
& Mon. August 18, 5pm-6:30pm  
Or Call For An Appointment**

### FEATURES



**4 BEDROOMS**



**PRIVATE BACK YARD**



**REPLACEMENT WINDOWS**

Auction for: Harold C. Benner Jr. Estate  
Attorney: Grace Nguyen Bond, Esquire  
Executor: Fulton Bank, N.A.

**LEAD AUCTIONEER: Phil Nissley**



📞 717-664-5238 or 877-599-8894

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

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

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

**Type:** Two Story Townhome  
**Construction:** Frame  
**Exterior:** Vinyl Siding  
**Roof:** Composition Shingle  
**Square Footage:** 1,303 sq. ft.  
**Lot Size:** 0.03 acres  
**Year Built:** 1890

**Heating/Cooling:** Gas Hot Air  
**Water/Sewer:** Public  
**Zoning:** Residential High Density  
**Taxes:** \$2,908  
**School District:** Lancaster SD  
**Township:** Lancaster City (W3)



**\*For information regarding our recommended financial lenders 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.

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. 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.