



HESS
AUCTION GROUP

PUBLIC AUCTION

YORK INVESTMENT PROPERTY

Tuesday, September 30, 2025 • 6pm

446 WALLACE ST.
YORK, PA 17403

This well located York investment property is ready for its next chapter! The main floor offers a cozy living room, an eat in kitchen, a spacious full bathroom, and a dedicated laundry room. **Upstairs, you'll find** two bedrooms on the second floor and a third bedroom on the third floor. **Additional amenities include** off-street parking and easy access to Routes 30 & 83, plus it's just steps from the local elementary school. **Don't miss this great chance to grow your portfolio or start your real estate investment journey!**



AUCTIONEER'S NOTE:
All contents of the home will be included in the sale.

Open Houses: By Appointment Only

FEATURES



WELL LOCATED



THREE BEDROOMS



SPACIOUS BATHROOM

Auction for: Mary A. Koons

Attorney: Scott Albert

LEAD AUCTIONEER: Phil Nissley



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Townhome
Construction: Frame
Exterior: Vinyl Siding
Roof:
Square Footage: 1,092 sq. ft.
Lot Size: 0.02 acres
Year Built: 1900

Heating/Cooling: Gas Hot Air Heat
Water/Sewer: Public
Zoning: Urban Residential
Taxes: \$1,065
School District: York City SD
Township: York City Ward 7



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.