

MYERSTOWN REMODELED 2 UNIT INVESTMENT PROPERTY

Monday, September 15, 2025 • 6pm

12 WEST MARKET ST.
MYERSTOWN, PA 17067

This fully remodeled two-unit investment property, located in a desirable residential area, is a must-see! Each unit features four bedrooms and has been completely updated from top to bottom. **Whether you're looking to live in one unit and rent out the other or generate income from both**, this property offers fantastic potential. **Both the upper and lower units include** a master bedroom with an attached bath, a large open kitchen and dining area, a family room, an additional full bathroom, and plenty of open living space. **The entire property boasts brand-new** flooring, bathrooms, roof, siding, mechanical systems, as well as a new deck and porch. **The property also includes a detached four-car garage**—perfect for additional rental income or storage—and offers off-street parking for added convenience. **If you're looking to start your real estate investment journey or expand your current portfolio**, this is an opportunity you won't want to miss!



Open Houses:
Sat. September 6, 10am-12pm
& Mon. September 8, 5pm-6:30pm
Or Call For An Appointment



FEATURES

- ✓ COMPLETELY REMODELED
- ✓ 4-CAR DETACHED GARAGE
- ✓ 4 BEDROOMS / UNIT

Auction for: Kristopher Martin
Attorney: Roberta Santiago

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: Two Story/Two Unit
Construction: Frame
Exterior: Vinyl Siding & Stucco
Roof: Shingles (New Sheeting & Shingles installed 2025)
Garage: Detached 4-Car Garage
Square Footage: Lower Unit: 2050 sq.ft
Upper Unit: 2,250 sq.ft
Lot Size: 0.30 acres

Year Built: 1880 • Renovated in 2025
Heating/Cooling: Heat Pump
Water/Sewer: Well Water/Public Sewer
Zoning: Village Center
Taxes: \$1,062
School District: Tulpehocken Area SD
Township: Tulpehocken Twp.

Lower Unit

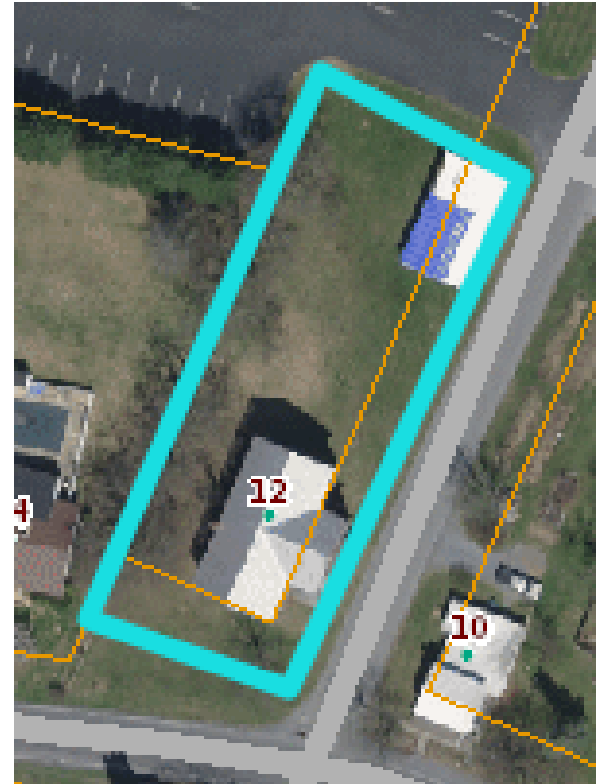
Entry/Mudroom/Laundry Area, 12'7 x 10'4, LVP
Kitchen/Dining, 39'1 x 10'9, LVP, closet
Bedroom, 13'5 x 12'6, carpet, closet
Bedroom, 13'6 x 10'3, carpet, closet
Bedroom, 11'2 x 13'7, carpet, closet
Family Room, 10'6 x 14'6, Deck access, LVP
Full Bathroom, 9'4 x 5'1, tub/shower, LVP
Master Bedroom, 13'9 x 15', carpet, walk in closet
Master Bathroom, 8'1 x 8'3, LVP, tub/shower

Upper Unit

Entryway, 10'4 x 9'4, stairs to second floor, closet, LVP
Kitchen/Dining, 31' x 13'5, LVP
Bedroom, 19'9 x 10'2, carpet, closet
Living Room, 14'17 x 22'6, carpet
Bedroom, 14'9 x 12'7, carpet, closet
Laundry Room, 4'9 x 13'4, LVP, deck access, utility closet
Master Bedroom, 13'8 x 14'7, carpet, walk in closet
Master Bathroom, 7'6 x 8'3, LVP, tub/shower
Full Bathroom, 8'3 x 7'1, LVP, tub/shower

Detached 4 car garage

** All Measurements Approximate*



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.