



**HESS**  
AUCTION GROUP

# PUBLIC AUCTION

## LANCASTER HOME W/ DETACHED THREE STORY GARAGE

Tuesday, August 19, 2025 • 6pm

1036-1040 E. KING ST.  
LANCASTER, PA 17602

**T**his Lancaster Township property—deeded as two separate parcels—presents a unique opportunity in a prime location! The main floor of the home hosts a cozy living room, a kitchen, and a formal dining room. The second floor features two bedrooms, a full bathroom, and an office space that could be used as another bedroom. The third floor boasts two additional bedrooms and a storage closet. Additional amenities include a detached three-story garage with multiple bays and storage space, a basement with a half bath and potential to be finished, hardwood floors, historic charm throughout the home and easy access to Routes 30, 462, and downtown Lancaster City. While the home is in need of updating, it's full of potential—whether you're an investor or a buyer looking for a place to make your own!

Property is zoned Local Commercial and currently offers significant additional income from a prominent advertising billboard located at the edge of the property.



Open Houses: Sat. August 9, 10am-12pm  
& Mon. August 11, 5pm-6:30pm  
Or Call For An Appointment



### FEATURES



FIVE BEDROOMS



HISTORIC CHARM



WELL LOCATED



Auction for: Patrick Toomey Estate

Attorney: Jeff Goss

LEAD AUCTIONEER: John M. Hess



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:** 2 1/2 Story  
**Construction:** Frame & Masonry  
**Exterior:** Brick & Aluminum  
**Roof:** Slate  
**Garage:** Detached 3 Car  
**Square Footage:** 1,514 sq. ft.  
**Lot Size:** 0.70 acres  
**Year Built:** 1891

**Heating/Cooling:** Gas Forced Air  
**Water/Sewer:** Public  
**Zoning:** Local Commercial  
**Taxes:** \$5,135  
**School District:** Lancaster SD  
**Township:** Lancaster Twp.

## First Floor

**Entryway,** 4'3 x 3'9, slate  
**Kitchen,** 9'2 x 9'9, hardwood, basement access,  
ceiling fan, appears to be original cabinetry  
**Dining Room,** 13'3 x 13'1, hardwood, beadboard,  
ceiling fan  
**Living Room,** 13'12 x 11', hardwood, brick fireplace,  
ceiling fan

## Second Floor

**Bedroom,** 11' x 13'4, hardwood, closet  
**Bedroom,** 11'3 x 13'4, hardwood, closet  
**Full Bathroom,** 6'7 x 9'2, slate, tub/shower, closet  
**Office/Bedroom,** 10'2 x 8'4

## Third Floor

**Walk in hall closet**  
**Bedroom,** 10'5 x 13'6, carpet, small storage area  
**Bedroom,** 14'3 x 13'5, carpet, walk in closet

## Basement

Includes Half Bathroom

## Detached 3 Story Garage

**Main floor,** 18'4 x 28'5, electric garage door opener

Home features historic charm including stain glass windows, metal  
floor vents, wood floors and bannisters, solid wood doors

Property is accessed via City Mill Road

*\*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 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.