

INCOME PRODUCING INVESTMENT PROPERTY W/ 10 STORAGE UNITS

Tuesday, September 30, 2025 • 6pm

**49 S. THIRD ST.
WRIGHTSVILLE, PA 17368**

This easily accessible building, located just off Route 462 in Wrightsville Borough, offers excellent investment potential with **10 storage units**, each featuring an overhead garage door and rented separately for steady income. **The property also includes a one-bedroom apartment** with an eat-in kitchen, spacious living room, full bathroom, and large windows that bring in natural light. **Additional amenities include** off-street parking and a 5x19 storage unit for the apartment, prime road frontage for visibility, and convenient access to Routes 30 and 624. **Don't miss this great investment opportunity in Wrightsville, PA!**



**Open Houses:
Mon. September 22, 4pm-7pm
Or Call For An Appointment**

FEATURES



WELL LOCATED



ONE BEDROOM APARTMENT



OFF STREET PARKING

Auction for: Doug Funk
Attorney: Michael S. Grab



 717-664-5238 or 877-599-8894

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JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Two Story
Construction: Masonry
Exterior: Brick
Roof: Composition Shingle
Square Footage: 3,485 sq. ft.
Lot Size: 0.08 acres
Year Built: 1930

Heating/Cooling: Gas Heat
Water/Sewer: Public
Zoning: Town Center District
Taxes: \$3,694.65
School District: Eastern SD
Township: Wrightsville Borough

Second Floor Apartment

Kitchen 11'8 x 12'5, vinyl, closet, ceiling fan
Living Room, 13'8 x 22'8 carpet, ceiling fan
Full Bathroom, 4'3 x 8'3, tub/shower, closet
Bedroom, 9'8 x 21'18, carpet, closet

First Floor storage unit included with apartment,
5' x 19', concrete floor

Garage 1, 10'6 x 19'
Garage 2, 10'6 x 19'
Garage 3, 10' x 19'
Garage 4, 10' x 19'
Garage 5, 9' x 15'
Garage 6, 9' x 15'
Garage 7, 9' x 22'
Garage 8, 9' x 20'
Garage 9, 8'6 x 16'10
Garage 10, 8'6 x 16'10

** 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.