

9 UNIT EPHRATA INVESTMENT PROPERTY

Saturday, October 4, 2025 • 10am

30 E. MAIN ST.
EPHRATA, PA 17522

Located in the heart of Ephrata, this nine unit property is zoned Central Business and offers exceptional visibility and road frontage in a high-traffic area—just minutes from Routes 272 and 222. **The main building's first floor features** four commercial suites, one with a second-floor storage room, and two common bathrooms for customer and client convenience. **The second and third floors contain four residential apartments**, ranging from one to two bedrooms, providing reliable multi-unit rental income potential. **An additional rear building offers possible rental income as well as** a shop area, an office, and a second floor ideal for storage—with the possibility of water hookup for expanded use. **Additional amenities include** 8 off-street parking spaces for tenants and business owners, and central air conditioning in the main building. **With its versatile layout and combination of commercial and residential income streams, this property is an outstanding investment opportunity in Ephrata's thriving downtown!**



Open House:
Sat. September 20, 9am



FEATURES

- 
4 COMMERCIAL SUITES
- 
4 RESIDENTIAL APARTMENTS
- 
ADDITIONAL BUILDING

Auction for: Lee Weit
Attorney:

LEAD AUCTIONEER: Philip D Diller (717-371-9801)



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

Type: Three Story Commercial Building
Construction: Masonry
Exterior: Brick & Stone
Roof:
Square Footage: 9,527 sq. ft.
Lot Size: 0.24 acres
Year Built: 1937

Heating/Cooling: Propane Heat/ Central AC (Main Building)
Water/Sewer: Public
Zoning: Central Business
Taxes: \$10,786.54
School District: Ephrata Area SD
Township: Ephrata Borough

First Floor:

Suite 101 -

Main Area: 46' x 15'7"

2nd Floor Storage Room: 22'1" x 11'1"

Suite 102 -

Main Area: 39'2" x 18'7"

Suite 103 -

Main Area: 12'9" x 26"

Suite 104 -

Main Area: 39'11" x 19'

(2) 1st Floor Common Bathrooms

First Floor Storage Room: 7'5" x 8'7"

2nd & 3rd Floor Apartments:

Apt. A -

Living: 22'11" x 14'10" w/ fireplace

Dining: 12'5" x 14'5"

Kitchen: 10'10" x 12'7"

Bathroom: 4'8" x 4'5"

Bedroom: 9'10" x 14'6"

Bedroom: 14'3" x 11'10"

Utility Room: 11'8" x 12'7"

Apt. B -

Eat In Kitchen/Dining: 18'8" x 10'6"

Bath: 4'2" x 5'11"

Bedroom: 18'8" x 9'4"

Back Room: 18'7" x 18'5"

Apt. C -

Living: 16'6" x 12'9"

Dining: 12'9" x 12'9"

Kitchen: 9'9" x 12'9"

Bathroom: 4'10" x 5'11"

Bedroom: 13'10" x 9'11"

Bedroom: 10'4" x 10'11"

Apt. D -

Kitchenette: 12'7" x 13'5"

Bathroom: 6'3" x 4'10"

Bedroom: 10'2" x 10'8"

Back Building:

Office: 11'9" x 16'8"

Shop Area: 32'8" x 26'1"

w/ garage door

Second Floor Storage

Oil heat & A/C in garage

Water hookups (needs verified)

Other: 8 Parking spaces behind building

***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.

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