

## ELIZABETHTOWN INVESTMENT PROPERTY

Saturday, January 10, 2026 • 10am

323 E. ORANGE ST.  
ELIZABETHTOWN, PA 17022

**T**his former duplex investment property in Elizabethtown Borough is ready for its next owner! The first floor is currently arranged as two living areas connected by a single interior doorway, with each side offering its own front entrance. **Both sides include** an open living and dining area and a kitchen; one side also features a mudroom, while the other includes a full bathroom and laundry area. **The second floor—accessible by separate staircases from each side—offers** six bedrooms, two full bathrooms, and access to a walk-up attic. **Additional amenities include** an outdoor deck and a storage shed. **The property is conveniently located near** the local school district and college, community parks, and Routes 283 and 230. **Don't miss this great opportunity to start or grow your investment portfolio!**



Open Houses: Sat. Dec. 20, 10am-12pm  
& Mon. Dec. 22, 4:30pm-6pm  
Or Call For An Appointment



### FEATURES



FORMER DUPLEX



6 BEDROOMS



WELL LOCATED

Auction for: Natalya Kostishak  
Attorney: VanOrmer & Stephenson, PC

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)

**Type:** Single Family (Former Duplex)  
**Construction:** Frame  
**Exterior:** Vinyl Siding  
**Roof:** Composition Shingle  
**Square Footage:** Approx. 2,600 sq. ft.  
**Lot Size:** 0.26 acres  
**Year Built:** 1920

**Heating/Cooling:**  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:**  
**School District:** Elizabethtown Area SD  
**Township:** Elizabethtown Borough

### **First Floor : Left Side**

Living/Dining Room, 25'5 x 13'6, hardwood, closet, ceiling fan

Kitchen, 11'5 x 12'4, tile

Full Bathroom, 7'4 x 7, tub/shower

Laundry Area, 3'6 x 5'9, tile

### **First Floor : Right Side**

Living/Dining Room, 25'7 x 13'6, hardwood, closet

Kitchen, 11'5 x 12'4, tile, ceiling fan

Mudroom, 7'8 x 8'7, tile, closet

### **Second Floor**

Bedroom, 13'2 x 13'3, hardwood

Bedroom, 10'6 x 9'6, hardwood, closet

Bedroom, 11'7 x 13'3, hardwood, closet

Full Bathroom, 7'13 x 5'7, walk in shower

Bedroom, 11'6 x 13'3, hardwood, closet

Bedroom, 10'6 x 9'6, hardwood, closet

Bedroom, 13'19 x 13'4, hardwood, closet

Full Bathroom, 7'2 x 5'6, tile, walk in shower

Walk up attic



*\*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.