



HESS
AUCTION GROUP

PUBLIC AUCTION

PARCEL 2: MANHEIM 3 BEDROOM HOME

Saturday, January 24, 2026
1pm Parcel 1 • Parcel 2 to Follow

PARCEL 2: 126 N. CHARLOTTE ST.
MANHEIM, PA 17545

This three-bedroom semi-detached home, nestled in downtown Manheim, presents excellent potential as an investment property. The first floor features a cozy living room, an eat-in kitchen, an enclosed porch with laundry, a convenient powder room, and a bedroom. Upstairs, you'll find two additional bedrooms, a full bathroom, and two versatile bonus areas. Additional amenities include a detached garage, an outdoor shed and easy access to the local elementary school, restaurants, and shops.



Open Houses: Sat. Jan. 10, 10am-12pm
& Sat. Jan. 17, 10am-12pm
Or Call For An Appointment

FEATURES



WELL LOCATED



INVESTMENT PROPERTY



DETACHED GARAGE



Auction for: 5K Enterprises, LLC
Attorney: Jeff Goss

LEAD AUCTIONEER: John M. Hess

 717-664-5238 or 877-599-8894

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JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Two Story Duplex
Construction: Frame
Exterior: Metal Siding
Roof: Composition Shingle
Garage: Detached 1-Car
Square Footage: 1,040 sq. ft.
Lot Size: 0.17 acres
Year Built: 1900

Heating/Cooling: Oil Hot Water Radiators
Water/Sewer: Public
Zoning: Residential
Taxes: \$2,842
School District: Manheim Central SD
Township: Manheim Borough

First Floor

Living Room, 11' x 13', carpet, chair railing
Eat in Kitchen, 9' x 15', vinyl
Laundry/Enclosed Porch, 13' x 8'10, concrete floor
Half Bathroom, 5' x 3'10, vinyl, paneling
Bedroom, 12' x 11', carpet, paneling

Second Floor

Open Area, 11'4 x 11'9, carpet, closet, ceiling fan,
access to partially finished attic
Attic Room, 12'10 x 7'2, wood floors, sloped ceiling
Bedroom, 9' x 9', carpet, chair railing
Bedroom, 13' x 12', carpet, closet
Full Bathroom, 9'5 x 5'7, vinyl, tub/shower

Exterior

Shed
Detached 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.