

PARCEL 1: MANHEIM 2 BEDROOM HOME

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

PARCEL 1: 33 E. GRAMBY ST.
MANHEIM, PA 17545

This semi-detached home maintains its original charm and is ideally located in downtown Manheim, within walking distance of the elementary school, restaurants, and shops. **The first floor of the home features** a cozy living room, a formal dining area, and an eat in kitchen. **Upstairs, the second floor includes** two bedrooms, a spacious storage closet, and a full bathroom, while the third floor provides an additional bedroom or bonus room. **Additional amenities include** an unfinished basement, hardwood floors, a detached garage and a fenced in yard. **Whether you're a first-time buyer, looking to downsize, or searching for an investment opportunity, this is a property you won't want to miss!**



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

FEATURES



DETACHED GARAGE




ORIGINAL CHARM



HARDWOOD FLOORS



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

 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: Plywood
Roof: Preformed Metal
Garage: Detached 1-Car
Square Footage: 1,482 sq. ft.
Lot Size: Approx. 0.06 acres
Year Built: 1910

Heating/Cooling: Hot Water Radiators
Water/Sewer: Public
Zoning: Residential
Taxes: \$3,088
School District: Manheim Central SD
Township: Manheim Borough

First Floor

Living Room, 11'10 x 13', hardwood
Dining Room, 14' x 12', hardwood, stairs to second floor, bow window
Eat in Kitchen, 11' x 13'11, vinyl, outside entrance

Second Floor

Bedroom, 14' x 12'10, carpet, walk in closet, bow window
Bedroom, 13' x 9', hardwood, closet, balcony access
Walk in Closet, 10' x 4, hardwood, access to 3rd floor
Full Bathroom, 10' x 9', vinyl, closet, tub/shower

Third Floor

Bedroom/living space, 22' x 12', hardwood

Basement

Unfinished, concrete and dirt floor, laundry area

Exterior

Detached garage, access from alley
Fenced in yard
Wide trim, original charm



**** Property Lines are Approximate***

***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.