

## MOUNT JOY 3 UNIT INVESTMENT PROPERTY

Thursday, May 7, 2026 • 6pm

1 S MARKET STREET,  
MOUNT JOY, PA 17552

**C**onveniently located in Mount Joy, this 3-unit investment property offers easy access to Route 230 and Route 283, providing a quick commute to Lancaster, Harrisburg, and surrounding areas. **The property is also** within walking distance of the train station, adding to its commuter-friendly appeal, and features plenty of off-street parking for convenience. **The first floor is currently utilized** as a retail shop space, benefiting from high visibility and offering four versatile rooms along with an additional bathroom. **The second-floor unit offers** two bedrooms, a full bathroom, and a comfortable layout that includes a living room, kitchen, and dining area. **The third-floor unit features** two bedrooms, a full bathroom, a comfortable living room, and an eat-in kitchen. **An excellent investment opportunity with strong income-producing potential and flexible space.**



Open Houses: Sat. April 25th, 10am-12pm  
& Mon. April, 27th 5pm-6:30pm



### FEATURES

 HIGH VISIBILITY

 INCOME PRODUCING POTENTIAL

 VERSATILE SPACE

Auction for: Jen & John Cooper  
Attorney: Scott Albert

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:** 3 Unit  
**Construction:** Frame  
**Exterior:** Aluminum Siding  
**Roof:** Shingle / Metal  
**Garage:** Detached Garage / Shed  
**Square Footage:** 3,345 Sq. Ft.  
**Lot Size:** 0.09 Acres  
**Year Built:** 1854

**Heating/Cooling:** Gas Boiler Heat  
**Water/Sewer:** Public System  
**Zoning:** Commercial Business District  
**Taxes:** \$5,290  
**School District:** Donegal SD  
**Township:** Mount Joy Boro

### First Floor:

**Room 1:** 13-2 x 15-7 Hardwood  
**Room 2:** 13-5 x 14-7 Hardwood  
**Room 3:** 15-1 x 28-9 Hardwood  
**Bathroom:** 6-10 x 10-11 Vinyl  
**Room 4:** 11-8 x 15-2 Hardwood  
**Kitchenette:** 5-6 x 12-3

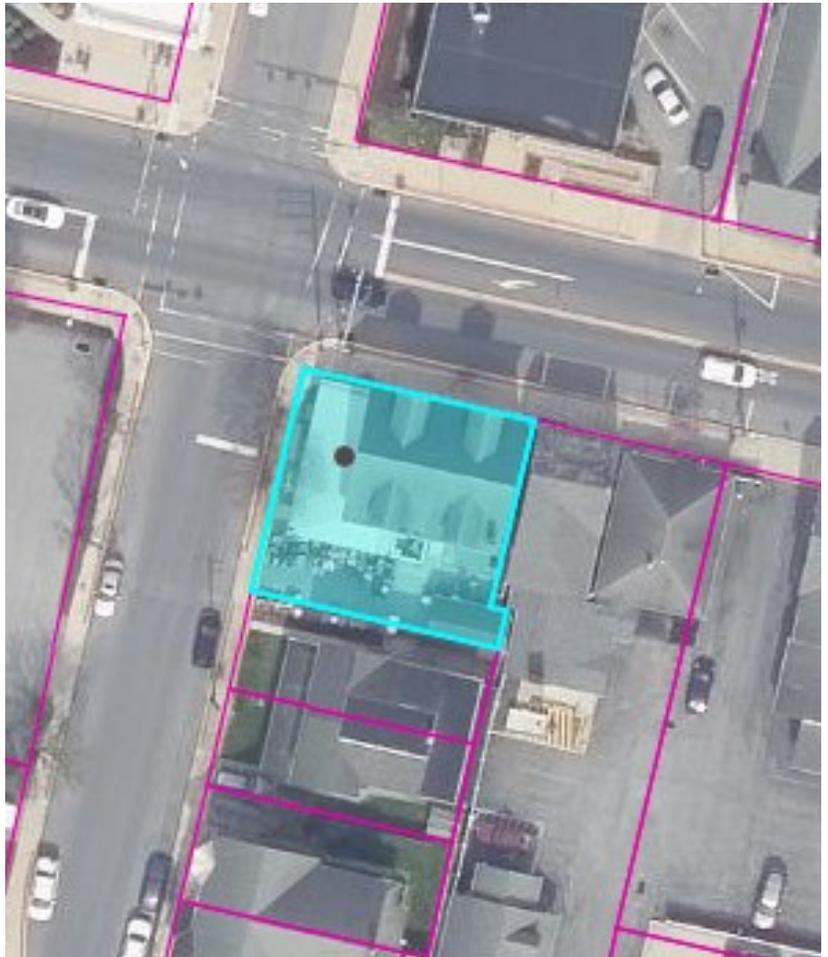
### Second Floor:

**Bedroom 1:** 13' x 15-6 Hardwood  
**Bathroom:** 5-7 x 12' - 0" Tile FL  
**Bedroom 2:** 13-6 x 13-8 Hardwood  
**Kitchen:** 5-10 x 11-8 Vinyl  
**Dining:** 11-6 x 15-2 Hardwood

### Third Floor:

**Eat in Kitchen:** 6-11 x 19-6 Vinyl  
**Living Room:** 13-0 x 15-11 Pine Floors  
**Bedroom 1:** 10-2 x 16-9 Pine Floors  
**Bathroom:** 4-11 x 11-4 Vinyl  
**Bedroom 2:** 11-2 x 17-0 Pine Floors

**Outdoor Shed / Garage**



**\*ALL MESURMENTS 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.