

LANCASTER CITY 3 BEDROOM HOME

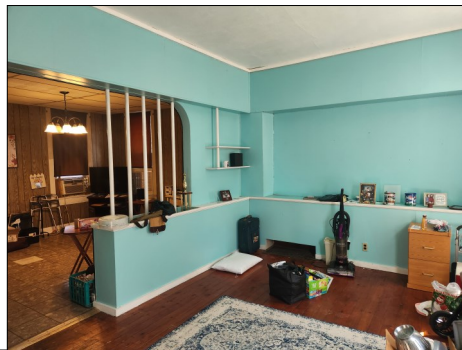
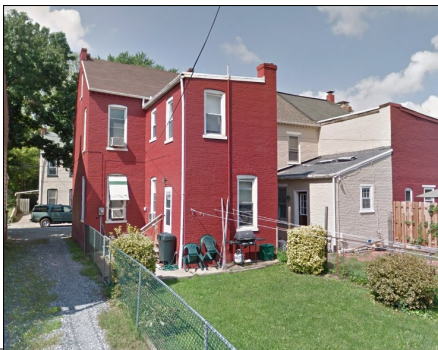
Tuesday, April 7, 2026 • 6pm

117 NEVIN ST.
LANCASTER, PA 17602

This brick home in Lancaster offers three bedrooms and a convenient location just minutes from local restaurants, Franklin & Marshall College, and Routes 222 & 30. **The first floor features** a cozy living room, kitchen, formal dining room, and a convenient half bath. **Upstairs, you'll find** three bedrooms and a full bathroom, while the **finished third floor provides** additional flexible living space—perfect for a home office, playroom, or guest area. **Whether you are looking for your next home or an investment opportunity, this is a property you won't want to miss!**



Open Houses: Sat. March 28, 1pm-3pm
& Tues. March 31, 5pm-6:30pm
Or Call For An Appointment



FEATURES



WELL LOCATED



FINISHED THIRD FLOOR



INVESTMENT PROPERTY

Auction for: Elsie Spade Estate
Attorney: Jeff Goss

LEAD AUCTIONEER: John M. Hess



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

Type: Two Story
Construction: Masonry
Exterior: Brick
Roof: Composition Shingle
Square Footage: 1,424 sq. ft.
Lot Size: 0.04 acres
Year Built: 1900

Heating/Cooling: Gas Hot Water Radiators
Water/Sewer: Public
Zoning: Residential High Density
Taxes: \$5,271
School District: Lancaster SD
Township: Lancaster City (W5)

First Floor

Living Room, 18'10 x 11'1, hardwood, faux fireplace
Kitchen, 15'4 x 10'7, washer/dryer, outside entrance
Dining Room, 12'7 x 15'9, vinyl
Half Bathroom, 3'8 x 3'3, toilet only

Second Floor

Bedroom, 9' x 10'5, hardwood, closet
Bedroom, 12'5 x 13'9, carpet, closet
Bedroom, 10'2 x 10'4, carpet, closet, dressing room/closet, 10'3 x 5'11, carpet
Full Bathroom, 7'2 x 5'9, tub/shower

Third Floor

Finished space, 18'2 x 11'1

On street parking

**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.