

## LANCASTER INVESTMENT HOUSE

Tuesday, June 9, 2026 • 6PM

973 Elm Ave,  
Lancaster, PA 17603

This investment property is conveniently located with easy access to Routes 23, 462, 222, and 30, making travel throughout Lancaster County a breeze. **The main level features** two bedrooms, a full bathroom, and a functional eat-in kitchen with a practical layout for everyday living. **The second floor offers** a spacious open area with versatile potential—ideal for additional living space, a home office, or extra storage. **The unfinished basement** includes utilities and generous open space, providing even more room for storage or future improvements. **The property is also equipped with** a one-car garage for added convenience. **A great opportunity for investors or buyers looking to add value and make this property their own.**



Open Houses: Sat. May 30, 10am-12pm  
& Mon. June 1, 5pm-6:30pm  
Or Call For An Appointment



### FEATURES

 2 First Floor Bedrooms

 Utility Basement

 Versatile Space

Auction for: Richard C. Koller Estate  
Attorney: Jeff Goss

LEAD AUCTIONEER: PHIL NISSLEY



 717-664-5238 or 877-599-8894

 [www.hessauctiongroup.com](http://www.hessauctiongroup.com)

 [contact@hessauctiongroup.com](mailto:contact@hessauctiongroup.com)

**Type:** Single Family Dwelling  
**Construction:** Masonry  
**Exterior:** Brick  
**Roof:** Composition Shingle  
**Garage:** 1 Car  
**Square Footage:** 1,057 Sq. Ft.  
**Lot Size:** 0.20 Acres  
**Year Built:** 1951

**Heating/Cooling:** Oil Hot Water / Window AC  
**Water/Sewer:** Public  
**Zoning:** Residential  
**Taxes:** \$4,395  
**School District:** Lancaster SD  
**Township:** Lancaster Twp



**\*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.