

VERSATILE TWO-UNIT PROPERTY W/ LARGE DETACHED SHOP

Tuesday, June 9 • 6pm

1692 Gish Road,
Manheim, PA 17545

This well-located two-unit property offers convenient access to Penryn area. **The front unit features** a comfortable living room, an eat-in kitchen, two bedrooms, and a full bathroom. **The back unit includes** a kitchen, living room, two bedrooms, and a full bathroom, providing a flexible layout for tenants or extended living. **The basement adds** additional living space with a spacious family room, along with a washer and dryer for convenience and direct access to the garage. **Additional amenities include** a large, detached shop, providing additional income to this property, three garage bays, a half bathroom, and an office—ideal for storage, hobbies, or workspace needs. **Whether you're looking to expand your investment portfolio or enjoy the flexibility of multi-unit living, this property offers both space and opportunity in a convenient location.**



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



FEATURES

 4 Total Bedrooms

 Detached Shop

 3 Bays



Auction for: Judah Clapper
Attorney: JD Young

LEAD AUCTIONEER: JOHN M. HESS

 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

Type: One Story Residence
Construction: Frame
Exterior: Metal
Roof: Composition Shingle
Garage: 3 Bays
Square Footage: 1,476 Sq. Ft.
Lot Size: 1.02 Acres
Year Built: 1970

Heating/Cooling: Electric Baseboard
Water/Sewer: Well / Septic
Zoning: Agricultural
Taxes: \$3,772
School District: Manheim Central SD
Township: Penn Twp

Front Unit

Living Room, 15'7 x 18'4, carpet, paneling
Eat in Kitchen, 13'7 x 11'2, vinyl
Full Bathroom, 9'1 x 5'6, vinyl, tub/shower
Bedroom, 8' x 9', carpet, closet, paneling
Bedroom, 10'4 x 11'5, carpet, closet, paneling

Back Unit

Kitchen, 17'6 x 9'4
Living Room, 12'5 x 13'4, carpet, ceiling fan, painted paneling
Bedroom, 11'8 x 13'9, carpet, closet
Bedroom, 10'5 x 9'7, carpet
Full Bathroom, 6'4 x 4'7, vinyl, shower

Basement

Family Room, 22'4 x 29', carpet, washer and dryer in closet
Garage access

Detached Shop

Total of 3 bays
2 bays, 32'10 x 39'7, concrete floor, 2 overhead garage doors, electric, water and half bathroom
1 bay, 28'10 x 16'11, concrete floor, 1 overhead garage door, used as spray booth
Office, 9'7 x 16, vinyl



*** 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.