

## 3-UNIT INVESTMENT OPPORTUNITY

Tuesday, June 23, 2026 • 6pm

2485 Robert Fulton Hwy,  
Peach Bottom, PA 17563

**T**his three-unit property offers a versatile layout with strong income or multi-use potential.

**The main unit features** a functional first floor with a comfortable living room, an eat-in kitchen, a laundry room, and a half bathroom. **The second floor includes** two bedrooms, a full bathroom, and pull-down access to the attic. **The basement is currently** unfinished with a dirt floor, providing additional storage space. An attached shop area with basement access adds further flexibility for workspace or storage needs.

**Upstairs Unit A offers** a combined living room and kitchen area, one bedroom, a full bathroom, and attic access.

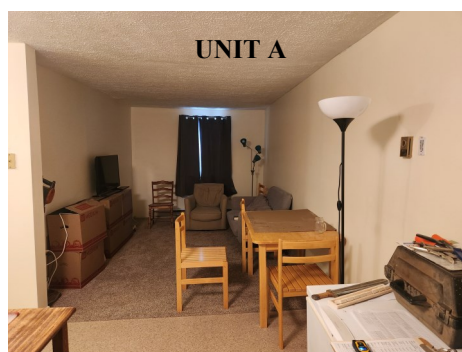
**Downstairs Unit B includes** a living room and an eat-in kitchen/dining area on the main level, with a second floor featuring one bedroom, a full bathroom, and attic access. **Live in one unit and rent the rest or use it fully as an investment—lots of potential here.**



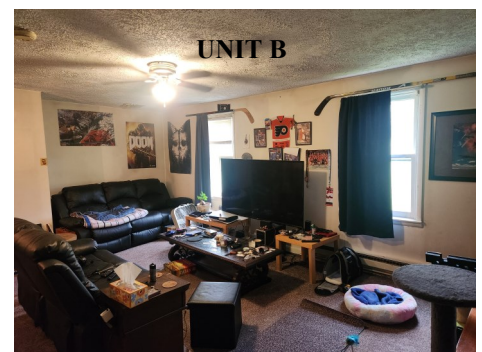
Open Houses: Sat. June 13, 10am-12pm  
& Mon. June 15, 5pm-6:30pm  
Or Call For An Appointment



MAIN UNIT



UNIT A



UNIT B

### FEATURES

- ✓ SPACIOUS MAIN UNIT LAYOUT
- ✓ WORKSHOP/STORAGE FLEXIBILITY
- ✓ SEPARATE LIVING SPACES

Auction for: Mary Louise Williams  
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:** Three Family Dwelling  
**Construction:** Frame  
**Exterior:** Metal  
**Roof:** Metal  
**Square Footage:** 3,152 Sq. Ft.  
**Lot Size:** 0.70 Acres  
**Year Built:** 1875

**Heating/Cooling:** Electric Baseboards  
**Water/Sewer:** Well / Septic  
**Zoning:** Rural Residential  
**Taxes:** \$4,205  
**School District:** Solanco SD  
**Township:** Fulton Twp

### Main Unit

#### First Floor

Living Room, 26 x 22'1", carpet, closet, gas fireplace  
Eat in Kitchen, 18'8 x 12'7", vinyl, ceiling fan, brick wall, porch access  
Laundry Room, 10'5 x 8'5", vinyl, closet, outside entrance  
Half Bathroom, 5'3 x 5', vinyl

#### Second Floor

Bedroom, 13'17 x 22'2", carpet, 2 closets, fireplace (not in use)  
Bedroom, 12'8 x 12'2", carpet, closet, paneling  
Full Bathroom, 9'17 x 9', vinyl, tub/shower, double vanity  
Pull down attic access

#### Basement

Unfinished, dirt floor

#### Exterior

Attached Shop space w/ basement access, 16'3 x 14

### Unit A Upstairs

Living Room/Kitchen, 24'17' x 8'5", carpet and vinyl  
Bathroom, 2'17 x 7'6", vinyl, tub/shower  
Bedroom, 12'8 x 9'5", carpet, ceiling fan  
Attic access

### Unit B Downstairs

Living Room, 17'5 x 19'5", carpet, closet, ceiling fan  
Eat in Kitchen/Dining, 11' x 19'25", vinyl

#### Second Floor

Bedroom, 10'9 x 12', carpet, walk in closet  
Full Bathroom, 11'17 x 5'9", vinyl, tub/shower  
Attic access

**\*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.