

3 PARCEL INVESTMENT OPPORTUNITY

Wednesday, August 5, 2026 • 6pm

P1: 1801 Quarry Dr
P2: 721 S 18th St
P3: 1125 Lancaster Ave,
Columbia, PA 17512

This three-parcel real estate, sold separately, presents excellent opportunities for investors, flippers, and homeowners looking to build equity through renovations. All three properties are conveniently located with quick access to Route 30 and are in need of significant cosmetic updating and improvements.

Parcel 1 – This affordable Hempfield Township ranch home features a functional layout with two bedrooms, a kitchen, living room, full basement, off-street parking, and a carport. The property offers a solid foundation for renovation and modernization in a desirable location.

Parcel 2 – Located within walking distance of Parcel 1, this West Hempfield Township commercial-zoned property was formerly used as an antique & repair shop. The property features a commercial building with two large rooms and a partial basement, offering a variety of potential future uses.

Parcel 3 – This affordable semi-attached Columbia home has been vacant for several years and offers plenty of potential for restoration. The traditional floor plan includes a kitchen, dining room, and living room on the first floor, with two bedrooms and a full bathroom on the second floor. An additional third-floor space provides flexibility for an extra bedroom, a home office, storage, or other uses.

Whether you're an investor seeking your next project, a flipper looking for value-add opportunities, or a homeowner with construction skills and vision, these properties are worth your consideration.



PARCEL 1:

**Open Houses: Sat. July 25, 1pm-3pm
& Tues. July 28, 5pm-6:30pm
Or Call For An Appointment
(P3 is shown by appointment only)**



PARCEL 2:



PARCEL 3

FEATURES



CONVENIENT LOCATION



AFFORDABLE



COMMERCIAL & RESIDENTIAL ZONING

Auction for: John T. Frimenko Estate
Attorney: Charles Rieck

LEAD AUCTIONEER: JOHN M. HESS



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

Type: P1: One Story Rancher • P2: Commercial Storage • P3- Two-Story Semi Detached

Construction: P2- Masonry • P1 & P3- Frame

Exterior: P1- Metal • P2- Concrete Block • P3- Vinyl

Roof: P2: Composition Shingles • P1 & P3- Metal

Square Footage: P1- 999 • P2- 1,600 • P3- 908 Sq. Ft.

Lot Size: P1- 0.22 • P2- 0.28 • P3- 0.14 Acres

Year Built: P1- 1956 • P2- 1961 • P3- 1900

Heating/Cooling: P1: Oil Fired / Air Furnace / Air Conditioners • P2- Forced Air Unit • P3- Oil Fired / Forced Air Furnace

Water/Sewer: P2- Public / Sewer Service • P1 & P3-Public

Zoning: P1 & P2- Residential • P3- Highway Commercial

Taxes: P1- \$3,130 • P2- \$2,136 • P3- \$5,360

School District: P1 & P2 Hempfield SD / P3 Columbia Borough SD

Township: P1 & P2- West Hempfield / P3- Columbia Boro



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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.