

EPHRATA INVESTMENT PROPERTY

Monday, August 10, 2026 • 6pm

465 Lincoln Ave,
Ephrata, PA

This Ephrata property is in need of cosmetic updates but offers great potential. **The main floor features** an eat-in kitchen, dining room, living/family room, two bedrooms, and a full bathroom. **The unfinished basement houses** the mechanicals and provides ample storage space, with potential for future finishing or additional living area. **Don't miss this opportunity to make this property your own and add value through updates and improvements.**



Open Houses:
Sat. August 1, 10am-12pm
& Mon. August 3, 5pm-6:30pm
Or Call For An Appointment



FEATURES



2 BEDROOMS



LOTS OF POTENTIAL



UNFINISHED BASEMENT

Auction for: Rose E. King
Attorney: Scott Albert

LEAD AUCTIONEER: PHIL NISSLEY



 717-664-5238 or 877-599-8894

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 contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: One Story Ranch Home
Construction: Masonry
Exterior: Brick
Roof: Composition Shingle
Garage: Carport
Square Footage: 936 Sq. Ft.
Lot Size: 0.23 Acres
Year Built: 1953

Heating/Cooling: Oil Hot Water Baseboard
Water/Sewer: Public
Zoning: Residential-Low Density
Taxes: \$2,995
School District: Ephrata SD
Township: Ephrata Boro

Main Floor

Living Room, 17' x 13', carpet
Eat in Kitchen, 16'11 x 10'2, access to carport
Full Bathroom, 7'6 x 6', tub/shower
Bedroom, 12'7 x 10'10, carpet, closet
Bedroom, 10'10 x 10'2, hardwood, closet

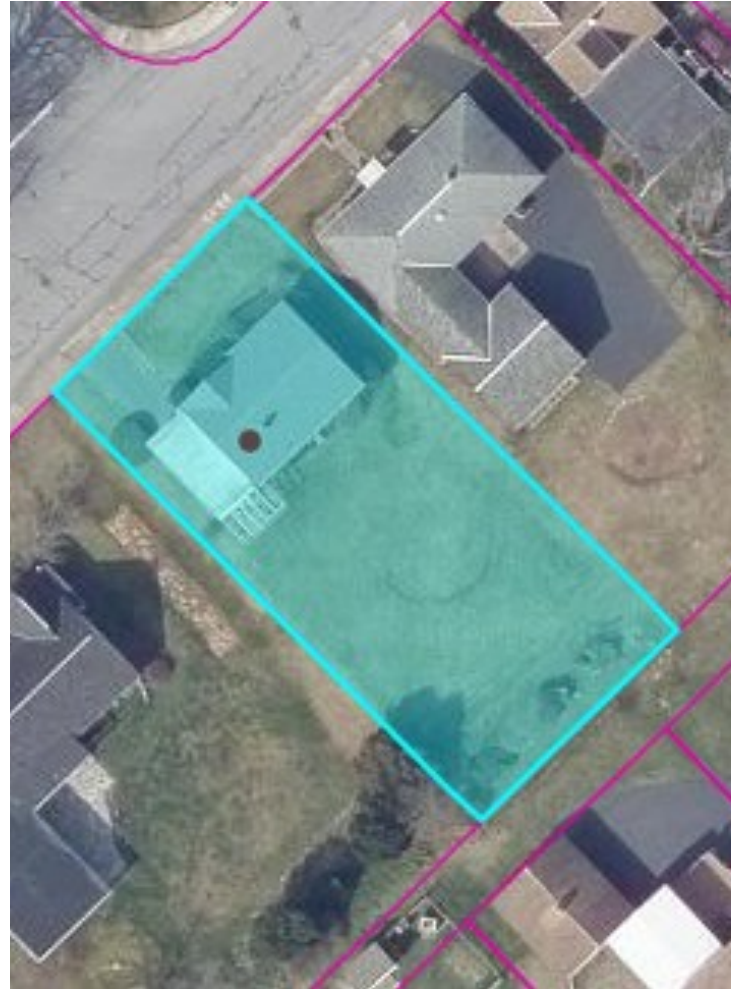
Basement

Unfinished

Exterior

Carport w/ storage shed
Quiet street in Ephrata Borough

****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.