

-Gordonville area-

PUBLIC AUCTION

8 UNIT INVESTMENT PROPERTY

3 Story Dwelling - 60' x 35' Shop - Office Building - Outside Storage - 1.9 Acres

Saturday, November 9 2019 @ 11:00 am

Location: 3199 Irishtown Road | Gordonville PA 17529



REAL ESTATE

6 UNIT, 3 STORY DWELLING: (5) apartments have 1 bedroom, 1 bath, kitchen & living room. The other apartment has kitchen, living/bedroom & 1 bath. All apartments metered separately, electric baseboard heat & hot water. Coin operated laundry room & full basement. All apartments have new carpet, paint & drop ceiling in the last 4 years.

60' x 35' SHOP W/LEAN-TO & APARTMENT: Large shop with attached lean-to, (4) 10' overhead doors, 24' x 12' break room, 12' ceilings & a 1 bedroom, 1 bath apartment upstairs. Apartment is metered separate, electric heat & hot water.

OUTBUILDINGS: (1) 28' x 16' Finished office building w/electric & heat, (1) Mobile office trailer w/electric, (1) 40' Shipping Container w/ lights and outlets, (1) Pavilion & (1) Run-in shed.

NOTE: Owner serious about selling. Solid 8 Unit Investment Property that is fully occupied. Gross income \$73,920.00, net \$60,000.00. Use shop for your business or rent it out. Great location, lots of outside storage, Onsite well & Public sewer.

ATTENTION REALTORS: Sellers is offering brokers participation. Buyers must be pre-registered. Call auctioneer for details.

Terms:
\$60,000.00 down day of sale

Settlement within 60 days

Open House Dates:
Saturday, October 12 1-3pm
and
Saturday, October 26 1-3pm

Sellers:
David & Miriam Lapp

Attorney:
Kling & Deibler Attorneys

Auctioneers:
Leon Stoltzfus (484.868.4023)
Christian Stoltzfus



SEE REVERSE
FOR MORE
DETAILS

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Property Info:

House: 3 sty, 6 units
Shop: 3 bay, break room, apartment
Outside storage: Yes, Large area
Parking: Off-street parking area
Lots size: 1.9 Acres
Water: On-site well
Sewer: Public
Township: Leacock
School District: Pequea Valley
Zoned: Rural Residential
Deposit: \$60,000.00
Settlement: Within 60 days
Taxes: Approx \$6800.00



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