

# PUBLIC REAL ESTATE AUCTION

5-Unit Commercial Building on 0.55 Acre Lot  
Wed. May 8, 2024 @ 6:00 P.M.

2802 E. Lincoln Hwy, Gordonville, PA 17529- Lancaster County



**Directions:** From Lancaster go east on Route 30 to Ronks Rd, property on the right.

**Property Description:** Great opportunity to own a fully leased 5 unit in Ronks / Lancaster Area. There are 3-Efficiency apartments, (1) 1-bedroom/1 bathroom apartment, and (1) -2 bedroom/1 bathroom apartment with a common laundry area in the basement. The property is within close proximity to Amish Country and Lancaster City. Rents currently gross over \$50,000 per year. The **potential rents available in the area are greater than the rents that are currently being collected**, which provides upside to a Buyer. The property is located close to retail, office, medical, and the population of Lancaster County.

**Open House Dates:** Sat. April 13, 11:00 A.M.-3 P.M. For more details or a private showing call Elvin @ 610-333-5447. **Terms:** Settlement on or before July 15, 2024. \$20,000.00 down payment on the day of the auction. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day.

**Annual Property Taxes:** \$4,946.00

**Attention Realtors:** Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.  
All information provided is deemed to be accurate but not guaranteed.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

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**Auctioneers:** Elvin Stoltzfus  
AA#019514 Ph. 610-333-5447



J. Meryl Stoltzfus AU#005403 Ph. 717-629-6036

**Sellers:** David & Sadie Stoltzfus



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