PUBLIC AUCTION INVESTMENT OPPORTUNITY! 2 UNIT APARTMENT HOUSE W/1 CAR GARAGE & DETACHED 2 CAR GARAGE ON .61 ACRES

BLUE BALL/EAST EARL/CHURCHTOWN AREA TUESDAY, AUGUST 31, 2021 @ 5 PM



LOCATION: 1240 & 1240A Main Street, East Earl, PA 17519.

REAL ESTATE: 2 unit apartment house w/attached 1 car garage and detached 2 car garage (24'x30') w/ frame addition (14'x20') on an open .61 acre country lot. Units have separate electric service, separate public sewer hook-ups and share an on site well.

Unit 1240 (1st Floor Apt.) Eat-in Kitchen w/range (19'x21'), dining room w/hardwood floor (12'x12'), living room (14'x18'), bed-room (12'x20'), laundry room w/laundry tub (9'x12'), full bath, covered front porch (7'x30'), 1 car attached garage, full basement w/cold storage, rear porch & patio, oil baseboard heat. Needs renovation.

Unit 1240A (2nd Floor Apt.) Eat-in kitchen w/pantry (12'x13'), living room (12'x13'), bedroom (12'x13'), bedroom w/walk-in closet (18'x18'), full bath/laundry (10'x12'), wide hallway to balcony, full attic, electric baseboard heat. Move in, turnkey condition.

NOTE: Two unit two-story dwelling with excellent income potential or live in one and rent the other on .61 acres. Lower unit and exterior of house are in need of remodeling, second floor unit is in turnkey move-in condition.

OPEN HOUSE: Saturday, August 14 & 21 (1-3 pm.) or by apt. call 610-286-5183.

TERMS: 10% down day of sale; settlement within 45 days of sale. Terms by: Eastern Lancaster County School District. Rhonda L. Lord Esq., Kegel Kelin Litts & Lord LLP

SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE

Merle Eberly Alvin Horning, C Ivan Stoltzfus CAI Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com 610-286-5183

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Lot Size/Acres: .61 Acres School District: Elanco Township: East Earl County: Lancaster Taxes: \$4,297 Zoning: Res. Type: 2 Unit Apartment House: 2 1/2 Sty Farm House Roof: Tin Square Feet: 2,970 (total) Condition: UL: Good Flooring: Carpet, Vinyl, Hardwood Bedrooms: 3 Baths: 2 Full

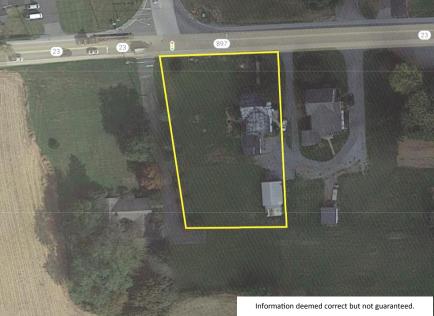


Laundry: Yes Basement: Yes Fireplace: No Heating: Oi Baseboard & Electric Baseboard Cooling: No

Appliances: Range Water: On Site Sewer: Public Outbuildings: 2 Car Garage











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