

PUBLIC REAL ESTATE AUCTION

5-Unit Residential 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 or www.GoToAuction.com or www.auctionzip.com ID# 23383

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AUCTION SERVICES



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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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