

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'), bedroom (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

AUCTIONEERS - REALTORS - APPRAISERS



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: **Oil Baseboard & Electric Baseboard**
 Cooling: **No**

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



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HorningFarmAgency.com
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