

# PUBLIC AUCTION

## INVESTMENT OPPORTUNITY!

### 3 UNIT APARTMENT BUILDING ON 2.93 ACRES

DOUGLASSVILLE / BIRDSBORO AREA

FRIDAY, OCTOBER 17, 2025 @ 5 PM



**LOCATION:** 2022 E. Main Street, Douglassville, PA 19518, Union Twp., Berks Co.

**REAL ESTATE:** 3 Story 3 Unit Apartment Building on 2.93 Acres. Built in 1750 this stone home contains approx. 3,794 SF of living space with an attached summer kitchen and a more recent vinyl sided addition. The home has been converted into 3 apartments but could easily be re-verted to a single family dwelling, an Airbnb or other possibilities. Main Level Apartment: Rich in architectural detail, the main level features an eat-in kitchen; living room w/HW floor, exposed beams, walk-in FP, built-in cupboards & wall niche and 2nd floor attic; enclosed sun porch containing approx. 328 SF; 2 BR's w/HW floors (one w/FP); and a full bath. The main level has oil hot water heat and provides opportunity for the handyman. 2nd Floor Apartment: Living room w/carpet & wood burning FP; eat-in kitchen w/refrigerator and electric range; half bath; full bath; and 2 BR's w/carpet. Oil hot water heat. 3rd Floor Apartment: Living room w/carpet; eat-in kitchen w/electric range and new refrigerator; 2 BR's w/carpet; and a full bath. Oil hot water and electric baseboard heat. The home contains a full basement w/concrete floor and outside exit and attached workshop/storage room. Rough-in to separate electric panels has been started. The home is situated on nicely manicured open level land w/some mature trees, a paved driveway and a storage shed. **Centrally located to Douglassville and Birdsboro and in close proximity to Pottstown, this property provides an excellent investment opportunity!**

**NOTE:** Excellent income potential to live in one and rent the other two or rent everything! **Estimated market rent per year \$54,000.**

**OPEN HOUSE:** Saturday, September 27, October 4 & 11 (1-3 pm.) or by apt. call 610-286-5183.

**TERMS:** 10% down day of sale; settlement within 45 days of sale. Terms by: Andrew F. Dech. [Glick, Goodley, Deibler & Fanning LLP](#)

**SEE REVERSE SIDE FOR MORE DETAILS OR VISIT OUR WEBSITE**

Merle Eberly, Auctioneer  
Steven Newswenger, Apprentice Auctioneer  
Pete Sensenig, Auctioneer  
Horning Farm Agency, Inc. AY002091



**HorningFarmAgency.com**  
**610-286-5183**

**AUCTIONEERS - REALTORS - APPRAISERS**



Lot Size/Acres: **2.93 Acres**  
 School District: **Daniel Boone Area**  
 Township: **Union**  
 County: **Berks**  
 Taxes: **\$7,646**  
 Zoning: **Agricultural**

Type: **3 Unit Apartment**  
 House: **3 Story Stone**  
 Roof: **Shingle**  
 Condition: **Average**  
 Flooring: **Vinyl, Hardwood, Tile**  
 Bedrooms: **5-6**

Baths: **3.5**  
 Basement: **Yes**  
 Heating: **Oil Hot Water & Electric Baseboard**  
 Cooling: **No**

Appliances: **2 Elec. Ranges, 2 Refrigerators**  
 Water: **On Site**  
 Sewer: **Septic**  
 Outbuildings: **Storage Shed**



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