



2 STORY BRICK 2 UNIT IN EPHRATA BOROUGH

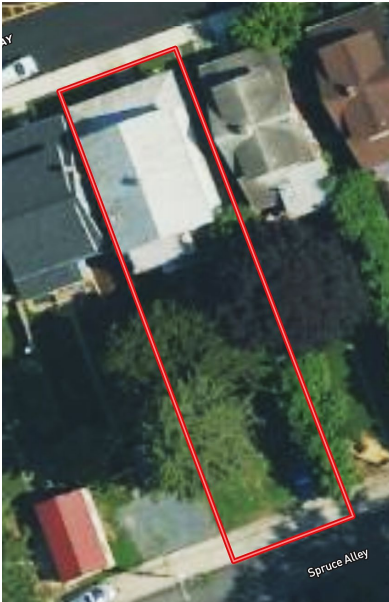
PUBLIC AUCTION



Tuesday, September 17, 2024 at 5:00 PM



41 Park Ave; Ephrata, PA 17522



Directions: From US-322/W. Main St in Ephrata, take Park Way, Slight right onto Park Ave, to Property on Right.

Offering a **Valuable Ephrata Borough Two Story Brick 2 Unit**, Main Floor is a vacant 2 Bedroom which has been refreshed with new drywall, carpet, stove, and a completely remodeled Bathroom. The Upper Floor Unit is a 2 Bedroom which is occupied by a long-term tenant of 18+ years who would love to stay. Full basement with newer heating systems. Freshly painted covered front porch, Metal roof. Off street parking with alley access. Tenant pays electric and trash. Landlord pays water, sewer and heat.

Note: A rare opportunity to purchase a solid 2 unit in Ephrata. Instant income with a loyal tenant and your privilege to either move into the vacant unit or lease it. Public Water & Sewer, Taxes- \$3,941.

OPEN HOUSE: Saturdays, September 7 & 14, from 1-3 PM or by appointment. For appointment, call Keith Snyder at 717-376-4029.

TERMS: 10% Down at Auction, Balance in 45 Days.



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INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED