



West Hamburg Investment Real Estate PUBLIC AUCTION

Wed. Oct. 16th 2024 5pm

Located: 113 Diamond Drive. Hamburg PA 19526



2 Story Home On Large Lot. This Single Family Home Has Previously Been A Double Home. With Some Vision & Work This Property Has Potential For The Ambitious Investor. Possible Subdivision Opportunities? Township Approval Would Be Needed For Any Subdivision If It Is Allowable. Side #1 Has Eat In Kitchen, Dining Area, Living Room W/Fireplace, Bedroom , Full Bath & Large Front Room, Shared Rear Entry Area W/Fireplace, All On 1st Floor. (Note: Has Stairway To Second Floor But Currently Blocked Off.)Side #2 Has Kitchen On First Floor Second Floor 5 Bedrooms? 2 Baths. (1 Not Connected). 2 Car Detached Garage & Picnic Pavilion. Balance Of The Lot Fronts On To Maple Dr. **Annual Taxes:** \$2,658.

Terms: 10% Down Day Of Sale Balance Within 45 Days.

Open House Dates: Sept. 28th & Oct.5th 1-3pm



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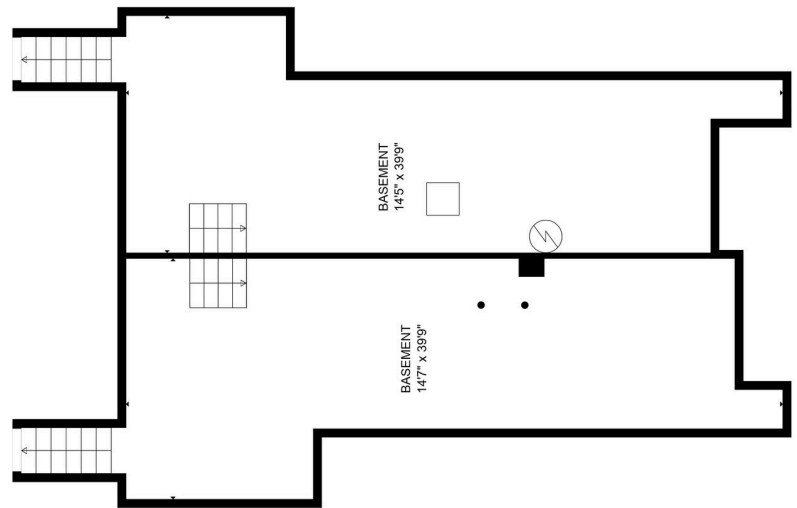
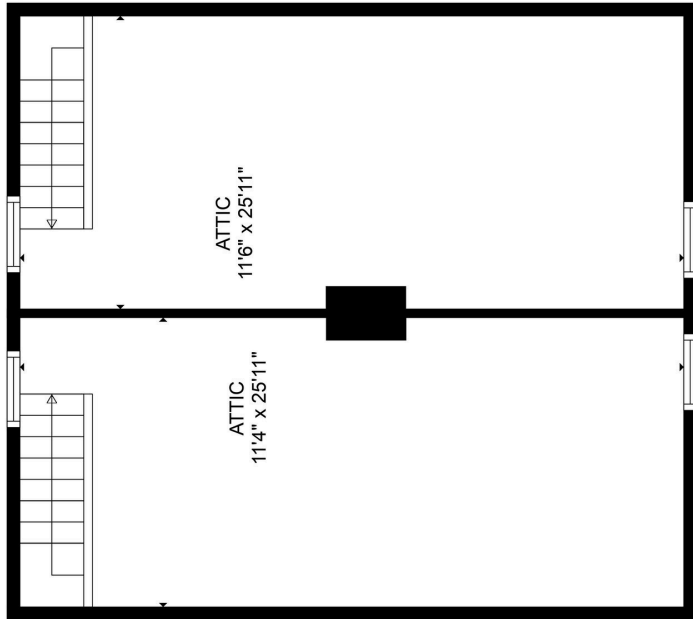
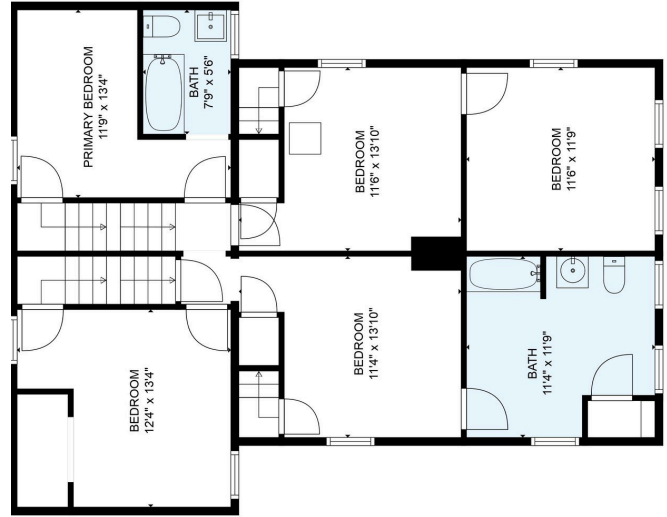
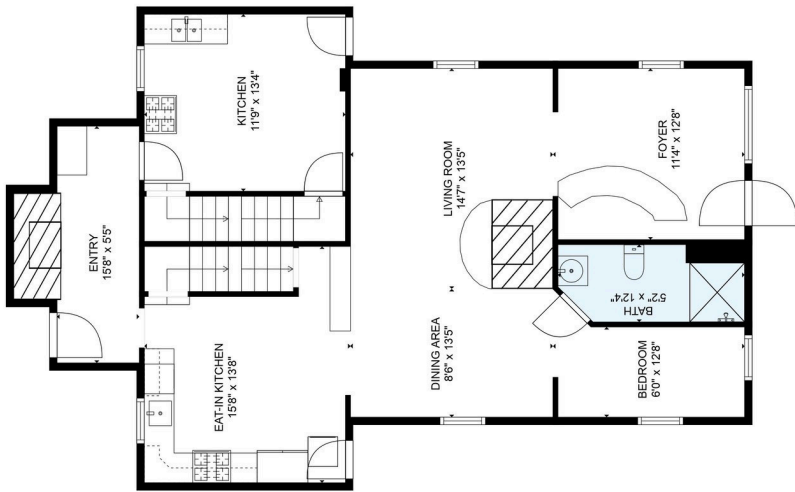
Sale For: Heather Kuhns & Dustin Kuhns
Auctioneers: L&H AUCTIONS INC.
PA-AU002453
Les Longenecker 484-256-1323
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