

3-UNIT MANHEIM INVESTMENT PROPERTY WITH 15 GARAGES

Thurs. Sept. 14, 2023 • 6PM

182 S. CHARLOTTE ST.
MANHEIM, PA 17545

This well-maintained Manheim investment property, nestled just off Route 72, boasts 3 residential units and 15 garage bays. **Apartment 1** includes 2 floors of living space with 2 bedrooms, a small office (potential 3rd bedroom), 1 bathroom, living room and kitchen. **Apartment 2** is located on the first floor and hosts a living room, kitchen, 2 bedrooms and 1 bathroom. **Apartment 3** is on the second floor and offers a living room, kitchen, 1 bedroom and 1 bathroom. **The basement** hosts separately metered washer/dryer hookups for each apartment. **The garage** boasts 9 single bays and 6 double bays. **Additional amenities** include separate furnaces/water heaters for each apartment and 4 separate electrical panels, one for each apartment and one for the garage units. **This is an excellent investment opportunity!**



Open House:
Sat. August 26, 10am-2pm
Or Call For An Appointment



FEATURES


 **INCOME PRODUCING**

 **EASY ACCESS TO ROUTE 72**

Auction for: Charlotte & Stiegel St. LLC

Attorney: Young & Young



 717-664-5238 or 877-599-8894

 www.hessauctiongroup.com

 contact@hessauctiongroup.com

JOHN M. HESS AUCTION SERVICE

AY000253L

Type: Multi-Unit
Construction: Masonry, Frame
Exterior: Brick
Roof: Composition Shingle
Garage: Detached, 15 Bay Garage
Square Footage:
Lot Size: 0.35 acres
Year Built: 1850

Heating/Cooling: Natural Gas Hot Water Radiators, Window AC, all units split
Water/Sewer: Public
Zoning: Residential
Taxes: \$6,589.55
School District: Manheim Central SD
Township: Manheim Borough



For information about financing call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

LENDERS

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