



EAST SIDE LEBANON 6 UNIT W/ 2 BAY SHOP/GARAGE

# PUBLIC AUCTION

Thursday, May 21, 2026 at 5:00 PM



360 East Lehman St., Lebanon, PA 17046

Directions: From US-422 take N 5<sup>th</sup> Ave, Left onto E. Lehman St to Property on Left.

**East Side Lebanon 6 Unit w/2 Bay Shop/Garage.** 5 Units are 1 Bedroom, 1 Unit is a 2 Bedroom. 5 Units are Month to Month Leases, 1 Unit is a Yearly Lease. 3 Units are on the Main Floor, 2 Units are on the 2nd Floor, 1 Unit on the 3rd Floor. Coin Operated Laundry in Shop is available for Tenants, the 3rd-Floor Apartment has its own Laundry. All Units have Natural Gas Heat & Electric Baseboard. All Appliances convey w/ the property. **24x32 Detached 2 Bay Shop/Garage** w/ Elec/Heat/Water. **Rental Income** for the Apartments: \$4,200 per month. **Shed:** \$200 per month, **Laundry:** approx. \$100 per month. **Gross Income: \$54,000. Expenses: \$17,111.** Landlord pays taxes, insurance, gas, trash, water & sewer, and electric for the shop. Landlord sets natural gas heat to 60°. Each unit has its own meter, so the Tenant uses their electric baseboard heat as needed and pays their own electric. Lebanon Schools, City of Lebanon, Zoning: Residential Medium Density, **Taxes:** \$7,698. **NOTE:** A nice converted 6-Unit Brick Apartment Building w/ 4 Off-Street Parking Spaces and plenty of On-Street Parking. All units are occupied w/ some long-term tenants & modest rents. A very desirable rental unit to add to your investment portfolio. **OPEN HOUSE:** Saturday, May 9, from 1-3 PM, 2 hours before auction, or by appointment (call Joel at 717-383-5606). **TERMS:** 10% Down at Auction, Balance in 45 Days.

SEE MORE INFO & PHOTOS: [www.lhauctionsinc.com](http://www.lhauctionsinc.com)

(717) 383-5606  
Joel Heisey  
Les LONGENECKER  
PA-AY002453 (484) 256-1323

*We're SOLD on serving you!*

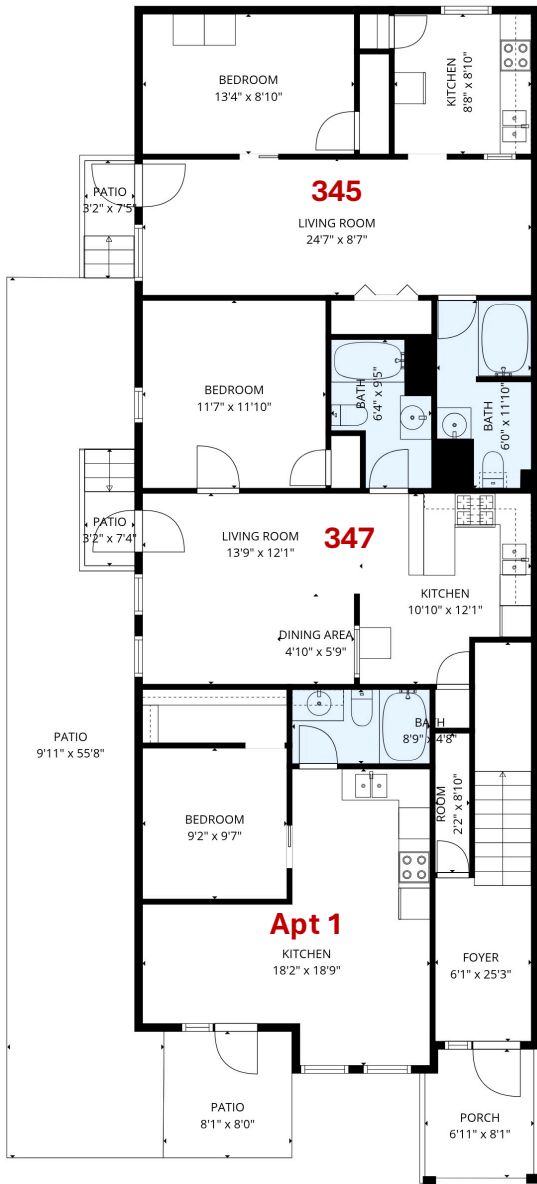
NAA AUCTIONEER WWW.LHAUCTIONSINC.COM



Auction For: **DTS Rentals Inc.**  
Attorney: Gibson Law Group (717) 279-8313  
INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED  
See Reverse Side for More Info →

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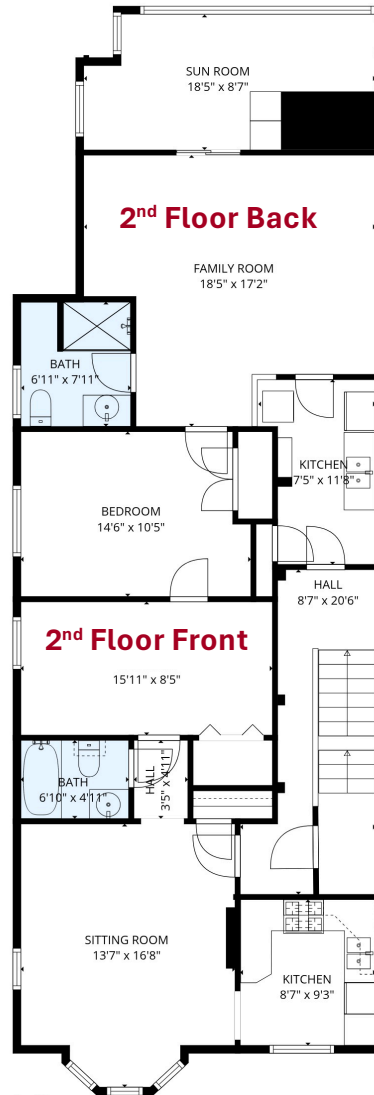


1st floor

**TOTAL: 3822 sq. ft**

1st floor: 1598 sq. ft, 2nd floor: 1398 sq. ft, 3rd floor: 826 sq. ft  
EXCLUDED AREAS: PORCH: 55 sq. ft, PATIO: 549 sq. ft, ATTIC: 189 sq. ft,  
LOW CEILING: 83 sq. ft, WALLS: 267 sq. ft

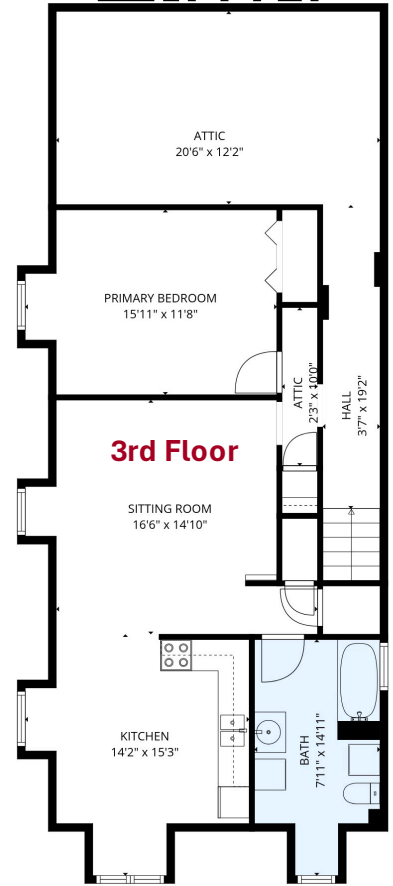
MEASUREMENTS ARE DEEMED RELIABLE BUT ARE NOT GUARANTEED.



2nd floor

**MONTHLY INCOME:**

Apt 1	\$700	MTM
347	\$600	MTM
345	\$800	Yearly
2nd Floor Front	\$750	MTM
2nd Floor Back	\$650	MTM
3rd Floor	\$700	MTM
Barn	\$200	MTM
Laundry	\$100	
<b>Total</b>	<b>\$4,500</b>	



3rd floor

**ANNUAL EXPENSES:**

Spring Tax	\$2,046.37
Fall Tax	\$5,452.58
Gas	\$2,505.77
Electric	\$507.00
Water/Sewer	\$1,790.48
Trash	\$1,674.24
Security	\$1,116.00
Insurance	\$1,658.00
Rental License	\$360.00
<b>Total</b>	<b>\$17,110.44</b>

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