# ANNVILLE BRICK 3 UNIT APARTMENT INVESTMENT PROPERTY

# PUBLIC AUCTION

## FRIDAY, OCTOBER 2, 2026 at 5 PM

43 W. Main St. Annville, PA 17003

Annville Brick 3 Unit Investment Property on .23 Acres, Off Street Parking, 1-3 Bedroom Unit & 2-1 Bedroom Units. All new replacement windows & some new doors. AC wall unit in all units.

**Unit 43** is occupied and is a 2 Story with 3 Bedrooms 1 BR on First Floor, 2 BR Second Floor, 1 Bath, Kitchen, Dining Room open to Living Room. Laundry Hook-Up, Hardwood Floors, Oil Heat. A very nice & spacious unit with a month-to-month lease. Long Term Tenant. Rent: $1,000 Per Month.

**Unit 45A** is on the main level with 1 Bedroom. Access to deck. Washer & Dryer included. Oil Hot Water Heat. Rent: $1,000 Per Month. (Will Be Vacant By Auction Time.)

**Unit 45B** is vacant and on the Upper Level. 1 Bedroom, Natural Gas Heat. Previous Tenant Paid $1,000 Per Month.

There are Natural Gas hook-ups to the building if you want to connect meters for the other 2 units. Annville-Cleona Schools.

**Property Taxes**-$4593.

**Note:** A clean & well-maintained 3-unit in the quaint town of Annville. Walking distance to all the shops & LVC. New fascia, gutters & steel liners in both chimneys. Here is a great opportunity to add to or begin your rental portfolio. The vacant units are move-in ready and you have the option to live in one and rent the others.

**Terms:** 10% Down on Day of Sale, Balance in 45 Days.

**Open House:** Sat. September 19th 1-3, 2 hours before auction or by appointment. (Call Joel @ 717-383-5606.)

**Auctioneers:**
Joel Heisey 717-383-5606
Les Longenecker 484-256-1323
heiseyauctions.com

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**Auction For:**
Matthew Springer

**Attorney:**
Gibson Law Group
717-279-8313

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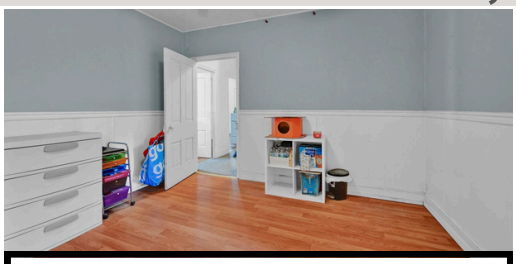
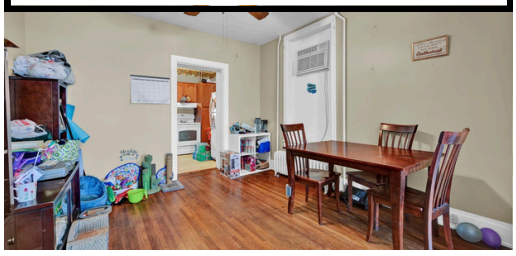
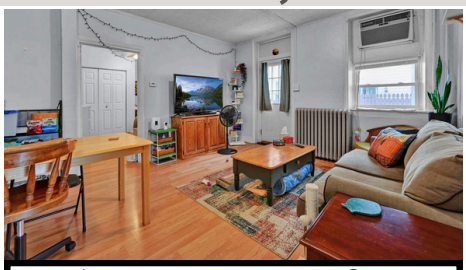


Apartment 1





Apartment 2

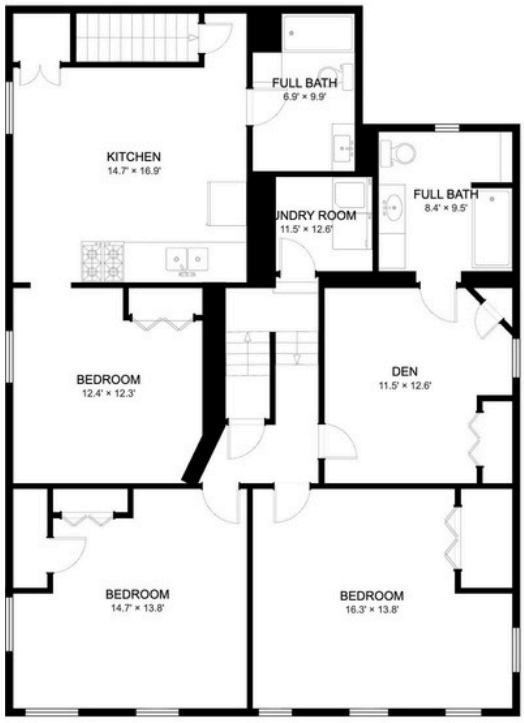
Apartment 3

**Property Highlights & Recent Upgrades:**

- All new replacement windows and select new exterior doors
- AC wall units installed in every unit
- New fascia, gutters, and durable stainless-steel liners in all chimneys
- Landlord pays water, sewer, and trash (W/S/T) and owns all appliances
- Separate utilities—Tenants pay electricity and heat (oil or gas)
- Natural gas hookups are already in the building, offering an easy opportunity to connect individual meters for the other units.
- Each unit has its own separate electrical & heat.

**First Floor**

**Second Floor**

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