

**Friday, April 30, 2010 ~ 6PM**

**AFFORDABLE, LANCASTER, 2 UNIT  
INVESTMENT PROPERTY**

**LOCATION: 304 S. Prince St. Lancaster, PA**

**THIS AFFORDABLE INVESTMENT PROPERTY** features 2 separate units. **FIRST FLOOR UNIT** includes large living room, eat-in kitchen, full bath, & 1 bedroom. **SECOND FLOOR UNIT** includes 2 bedrooms, living room, large eat-in kitchen, full bath, & enclosed balcony. **OTHER AMENITIES** include off street parking, & dual entrances for both units.

***AUCTIONEER'S NOTE: Property is being sold to settle an estate, don't miss this opportunity to purchase this income producing investment.***

**SHOWN BY APPOINTMENT - CALL 717-664-5238**

**\*For information about financing call 717-664-5238.\***

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

**Auctioneers:** John M Hess AU003484L  
John Carl Jr. AU005263L  
Phil Nissley AU002874L

**Phone:** 717-664-5238 or 717-733-8192  
**Website:** www.hess-auction.com

**Auction for:** David H. Fox  
**Attorney:** Tim Lanza

304 S. Prince St.  
Lancaster, PA

Square Footage: 1,772

Lot Size: 2,613 sq ft

Heating/Cooling: Oil Hot Water

Water/Sewer: Public

Zoning: R3

Taxes: \$1,858

School District: Lancaster

**\*\*This fact sheet is provided as a courtesy to the purchaser of the property. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.\*\***

