

PUBLIC AUCTION

VALUABLE CHESTER COUNTY REAL ESTATE

203 Valley Ave, Atglen PA 19310

2 Unit Investment Opportunity
Plus 20'x32' Garage/Barn

Tuesday, April 4, 2017 • 6:00^{pm}

DIR: From Rt 41, take Rt 372 West to Stop sign, turn right on Main St, Right on Valley Ave, to property on left.



★REAL ESTATE★

Large 2 Story Brick Victorian Dwelling Converted Into (1) 2 BR & (1) 3 BR Apartments,
Plus a 2 Story Detached Garage on a Level .21+/- Acre Corner Lot with Public Water, Sewer & Gas.

Good Income Producer – Don't Miss It!

Utilities divided by unit and tenants pay: water, sewer, trash, electric & gas;

Laundry hook-up for 1st floor off kitchen; Laundry hook-up for 2nd floor in basement;

Updated gas furnace for 1st floor unit; Electric baseboard heat for 2nd & 3rd floor unit;

1st Floor is currently occupied by a family member and was previously rented for \$850/month;

2nd Floor apartment is currently vacant and was previously rented for \$1,000/month;

Garage/barn is currently used for owner storage and was previously rented for \$150/month.

★ Estimated Annual Income - \$24,000 ★ Estimated Annual Expenses - \$8,440 ★

★ Net Annual Income - \$15,560 ★

★OPEN★

Thursday, March 23, 2017 from 4-6^{pm}

★TERMS★

10% Down payment day of Auction. Balance by May 12, 2017.

Buyer pays all Realty Transfer Taxes.



Barr/Davis Auctioneers, LLC
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FOR: Grace Hawthorne

Announcements Day of Auction Take
Precedence Over Previous Advertising