

## STRASBURG BOROUGH AREA



# REAL ESTATE AUCTION

Date:

Tuesday, June 25, 2024  
at 5:30pm

Location:

249 Decatur Street  
Strasburg, PA 17579

ONLINE  
BIDDING!



### RANCH HOME W/DETACHED GARAGE ON .38 ACRE COMMERCIAL LOT

**REAL ESTATE:** Built in 1961, this Ranch-style home offers 1,440 square feet of living space and features three bedrooms, 1 ½ bathrooms. The layout includes a kitchen, dining room, living room, and a bonus room, along with a partially finished basement and attic for extra storage. Additional amenities include a 23' x 22' detached garage, a blacktop driveway, an onsite well, and public sewer access. Located in Strasburg borough and part of the Lampeter Strasburg School District, the annual property taxes are \$4,367.00.

**AUCTIONEER NOTE:** Located in the Gateway North Overlay Zone, this versatile property offers significant potential for commercial or residential development, presenting a prime opportunity for investors and developers.

**ATTENTION REALTORS:** Buyer agent commission offered.  
Contact auctioneer for details.

### OPEN HOUSE DATES

Saturday, June 8, 1-3PM &  
Monday, June 17, 5-7PM

or call for an appointment

### TERMS

\$25,000 down day of sale

Settlement within 60 days



AUCTION CENTER

717-687-7018 Lic AY002284

Sellers:  
Estate of Mary Jane Althouse  
Attorney:  
Mersky Law Group

## Property info

Type: Ranch

Construction: Stucco

Roof: Asphalt Shingle

Square Feet: 1440

Age/Condition: 63, average

Bedroom: 3

Baths: 1 ½

Laundry: Yes, Basement

Living Room: Yes

Heating: Hot Water Baseboard, Oil

Cooling: None

Range: Yes

Refrigerator: No

Porch: Yes, 12' x 6'

Garage: Yes, detached 23'x22'

Basement: Yes, partially finished

Attic: Yes

Lot Size: .38 acre

Possession: within 60 days

Water/Sewer: Onsite well/public sewer

Zoning: Gateway North Overlay District

School District: Lampeter Strasburg Schools

Taxes: \$4367.00

Attorney: Mersky Law Group

