

TAX MAP



★PERSONAL PROPERTY★

★Antiques, Collectables, & Household Goods★

Egmond guitar, Amoco & Atlantic gas cans, working barber pole & local cabinet, Mr. Peanut jars and canisters, Coke items, holiday decorations, depression ware, real fire hydrant, crocks, pictures, storage totes, 8ft folding tables, lunch counter stools, hay knives, Power Wheels Jeep, artificial plants & trees, canning jar light, pet cages, whelping box, puppy warming bed, grooming items, other pet items and more

★Furniture★

2-3 pc wicker patio sets, oak desk, futon, settee, enamel top table, bench, file cabinets, chest freezer, Whirlpool refrigerator/freezer, cedar chest, church bench, rocking chair, single bed frame, camp chef oven-like new, drop-leaf table, and more

★White Snowboss 1050 Snowblower★

★Tools, Lawn & Garden★

Like new folding gazebo, Radio Flyer tricycle, Shop Vac, yard & hand tools, plumbing items, folding tall hunting chair, spreader and more

Lots of clean, quality items here!

PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE

28 S. Bridge Street, Christiana, PA 17509

**Commercial Space, 2 Apartments & Garage Fully
Leased & Good Condition**

**Antiques, Furniture, Appliances, Collectables, Tools
& Household Goods**

Tuesday, June 20, 2023 - 3:00 PM

Real Estate offered at 6 PM

Christiana Boro – Octorara School District



**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 28 S. Bridge St., Christiana, PA 17509

DATE: Tuesday, June 20, 2023 3 PM - Real Estate at 6 PM

OWNER: Frank W. Wallace & Angela S. Wallace

★FEATURES★

Large updated and well kept 2 story mixed use building on a .2 Acre +/- lot in the center of Christiana. Fully leased with month-to-month leases. Great opportunity. A good investment property. Seriously for sale- don't miss it!

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction. Balance by July 31, 2023.
Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Wednesday, May 31, 2023 from 4-6^{pm}, Sunday, June 4, 2023 from 1-3^{pm}
Tuesday, June 20, 2023 from 5-6^{pm}

★ No Private Showings★

Total Taxes \$8,280



*The information contained in this brochure is believed to be accurate,
but is not guaranteed.*

★UNIT DESCRIPTIONS★

Unit A 1st Floor Commercial Space

2,763 sf 1st floor commercial space currently a dog grooming/kennel space. Consists of a large front room w/ former lunch counter, rear office and grooming room and full bath. Current rent is \$1,550/month on a month-to-month lease after January 1, 2024.

Unit B 2nd Floor Apartment

Consists of a large 2 bedroom, 1 bath apartment with living room, kitchen, and full bath. Current rent \$850/month on a month-to-month basis

Unit C 2nd Floor Apartment

Consist of a large 1 bedroom, 1 bath apartment with living room, kitchen, and full bath. Current rent \$900/month on a month-to-month basis.

Basement

2,184 sf full basement with concrete floor and outside entrance. Currently used by owner for storage

Garage

Attached 22'x23' 2 car garage with 2 overhead doors. Currently used by owner for storage. Could be rented at \$200/month +/-.

Yearly Current Income/Estimated Expenses

<u>Estimated Income</u>	<u>Monthly</u>	<u>Annually</u>
Unit A	\$1,550/month	\$18,600
Unit B	\$ 850/month	10,200
Unit C	\$ 900/month	10,800
2 Car Attached Garage Est.	\$ 200/month	<u>2,400</u>
Total Current Income		\$42,000
 <u>Estimated Expenses</u>		 <u>Annually</u>
Taxes		\$ 8,280
Insurance		\$ 2,215
Water/Sewer		\$ 3,840
Dumpster Fee		\$ 1,560
Misc Repairs, Mowing, Snow		<u>\$ 2,500</u>
Total Estimated Expenses		<u>\$18,395</u>
Estimated Net Income		\$23,605

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