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58-UNIT APARTMENT COMPLEX ON 4.53 ACRES

TUESDAY, MARCH 25 – 11 AM
179 Grant Street
Sykesville, Pennsylvania

PLEASANT HILLS APARTMENT COMPLEX

**Lender
Ordered
Sale!**

REAL ESTATE AUCTION



Property

REAL ESTATE INSPECTIONS: Tuesday, March 11, 10:00 AM – 2:00 PM Monday, March 24, 1:00 PM – 4:00 PM Other times by appointment.

REAL ESTATE TERMS: 10% Buyer Premium. 20% Certified Deposit due on day of sale, balance due at closing within 30 days. Attorney Alan F. Kirk, Babst, Calland, Clements and Zomnir, (814) 867-8055 represents the Seller. Selling Subject to Owner Confirmation. Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED. See Bidder Kit for Complete Terms. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction will take precedence over any material published about this event. In all transactions, auctioneer is acting as an agent for the Seller.

AUCTION

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**Auction will be held at the Hampton Inn Du Bois
Lender Orders Immediate Auction!**

58-UNIT APARTMENT COMPLEX ON 4.53 ACRES

**Pleasant Hill Apartments
179 Grant Street, Sykesville, PA**

**Located Just 6 Miles South of Du Bois &
8 Miles Northeast of Punxsutawney on Route 119
Close to I-80**

**Property is located on a hill overlooking Sykesville
2-Story Building with Vinyl Siding Built in 1972
Multi-Level Layouts**

**32 2-Bedroom, 800 Sq. Ft. Units
2 Bedroom Rental is \$455/month
26 3-Bedroom, 1,000 Sq. Ft. Units
3 Bedroom Rental is \$495/month**

Tenants pay Electricity

**Landlord provides Water, Sewer, Gas & Garbage
Coin-operated Washers & Dryers in Utility Building
Manager Office • Facility Currently 50% Leased!**

**Minor Repairs and Scheduled
Maintenance Required
Fantastic Opportunity
for New Owner!**



AUCTION LOCATION: Auction will be held at the Hampton Inn in Du Bois, Pennsylvania. 1582 Bee Line Highway, (814) 375-1000

BROKER PARTICIPATION: Broker Participation is welcome but not required. A 1% Commission will be paid to the licensed Pennsylvania real estate broker who, 1 hour prior to the start to the auction, registers the bidder who pays for and settles for the real estate. A broker buying on his behalf, or on behalf of any business entity in which he holds an interest, is not entitled to a commission.

**TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!**



**AUCTION DIVISION
507.285.1444
Rochester, Minnesota 55903**