



# DALMATIA PRIME INVESTMENT

## 4 Apartments & 1 retail Space

- **121 Susanna Street** – Single-Family Home
- **1961 George Street** – Single-Family Home
- **127 Susanna Street** – Three-Unit Apartment



121-127 Susanna Street & 1961 George St  
Dalmatia PA



**Auction Date:** February 25 @ 5 PM

**Open House:** February 7 9am-11am

**Starting Bid:** \$300,000

**Down payment:** \$30,000 due day of sale  
Settlement on or before April 24, 2026

**Sellers:** Mervin - Allen Petershiem



### INTEL PHONE BIDDING AUCTION

CALL AUCTIONEERS TO INQUIRE ON CURRENT BID STATUS

BID FROM THE PRIVACY OF YOUR HOME

BID AS OFTEN AS DESIRED | BIDDING ENDS ON February 25 @ 5 PM



Henry Kauffman Jr. Central & Western PA  
(717) 799-4264

Daniel King AU006299  
(717) 917-5844

Joel Yoder AU006463  
(610) 750-2427

Steve Stoltzfoos  
(717) 847-3537



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# Property Details & Income Report

## Property and Tax information:

- 🏠 **Condition of Buildings:** Great
- 💰 **Taxes:** \$2,650
- 📍 **Zoned:** Commercial – Residential
- 🏘️ **Municipality:** Lower Mahanoy
- 🚰 **Sewer Type / Location:** Public
- 💧 **Well Location:** Public



### Thinking about buying a property?

Let us put the deposit money down  
for you. Call 717-917-5844

## Monthly Income

121 Susanna Street	\$1050
1961 George Street	\$700
127 Susanna Street – Apt 1	\$1300
127 Susanna Street – Apt 2	\$1300
27 Susanna Street – Retail	\$1300
<b>Total Monthly Income :</b>	<b>\$ 5650.00</b>

## Average Monthly Expenses

Water:	\$65.90
Sewer:	\$102.87
<i>(Tenants Responsible for all utilities)</i>	





## **Future Coffee House!**







***127 Susanna Street - Apartment 1***  
***Fully Remodeled 2 Story Apartment***







**127 Susanna Street**  
**Apartment 2**  
Roomy 2<sup>nd</sup> Story  
Apartment









## UPCOMING AUCTIONS & EVENTS

### **JANUARY 23 (6PM) - 873 S RAILROAD ST, MYERSTOWN, PA - DELIGHTED HOME LLC**

*Incredible Business Opportunity!* Wholesale business selling crafts, decor, and candles across the whole US!  
Requires minimal space and equipment and can be located anywhere in the US. Website and sales reps included!

**SELLS VIA INTEL AUCTIONS PHONE BIDDING**

### **JANUARY 26 (4PM) - 253 MEETINGHOUSE RD, GAP, PA - ALLEN & ROSIE STOLTZFUS**

1.55 acres with detailed home, 4 bed, 3 bath, beautiful backyard, patio, horsebarn, pasture. Move -in Ready!

### **JANUARY 28 (6PM) - 2768 STATE RT 103 NORTH, LEWISTOWN, PA - EDWIN ZEISSET**

*Outdoorsman's Delight!* Lewistown Hunting Cabin. Exterior is totally remodeled. 3 bed 2 bath home.

Right along Juniata River. Popular spots for kayaking, canoeing, and fishing.

**SELLS VIA INTEL AUCTIONS PHONE BIDDING**

### **JANUARY 31 (10AM) - 2445 HORSESHOE RD, LANCASTER, PA - ENOS & MARTHA BEILER**

*Family Homestead!* 3 bedroom, 1 bath house with horse barn and 24' x 48' garage/shop,  
dog kennel, horse pasture, gardens, spacious backyard. Country setting.

### **FEBRUARY 2 (6PM) - 107 CREST RD, LITITZ, PA - SCENIC VIEW PROPERTIES LLC**

3 bed, 1 bath country home with attached garage. Back porch with backyard recreation, Convenient Location.

**SELLS VIA INTEL AUCTIONS PHONE BIDDING**

### **FEBRUARY 4 (4PM) - 513 JACOBS RD, NARVON, PA - LEROY & LIZ KING**

*Quiet Country Setting!* 2.1 acres with 3 bed, 2 bath home, basement, fireplace, new horsebarn, shop area, pasture, new office building!

### **FEBRUARY 21 (10AM) - 2650 OLD PHILADELPHIA PIKE, BIRD IN HAND, PA - LEVI & RACHEL BEILER**

Exceptional 3-unit apartment house on 0.71 acres. 2 car garage, outbuildings, tenant occupied. *EXCITING LOCAL INVESTMENT!*

### **FEBRUARY 23 (5PM) - 2538 SIEGREST RD, RONKS, PA - MAHLON & MIM ESCH**

0.71 acre country home. 3 bedroom, 2 bath house with attached 2 car garage. Spacious outside deck, large backyard. *Desirable country setting!*

### **FEBRUARY 25 (6PM) - 121 SUSANNA ST, 1961 GEORGE ST, DALMATIA, PA - ALLEN & MERV PETERSHIEM**

Profitable investment! 2 single family homes plus a 3 unit apartment on one parcel. Has recent upgrades!

Offstreet parking, backyard area. 5 monthly incomes! **SELLS VIA INTEL AUCTIONS PHONE BIDDING**

### **FEBRUARY 27 (5PM) - 2030 N 5TH STREET, HARRISBURG, PA - DANIEL & RUTH GLICK**

1 unit 3 bed, 2 bath apartment building. Tenant occupied. \$21,600 yearly income. Minutes from Farm Show Complex.

**SOLID INVESTMENT! SELLS VIA INTEL AUCTIONS PHONE BIDDING**

### **FEBRUARY 27 (6PM) - 618 RADNOR STREET, HARRISBURG, PA - DANIEL & RUTH GLICK**

1 unit 3 bed, 2 bath apartment building. Tenant occupied. \$21,000 yearly income. Minutes from Farm Show Complex.

**GREAT INVESTMENT! SELLS VIA INTEL AUCTIONS PHONE BIDDING**

### **FEBRUARY 28 (9AM) - 3010 COMPASS RD, HONEY BROOK, PA - KEYSTONE STEEL STRUCTURES**

Large Equipment including pettibones, skidloaders, mini stand-on loaders, work truck.

Welders, generators, huge selection of corded and cordless dewalt tools.

### **MARCH 11 (5PM) - 720 LEHMAN STREET, LEBANON, PA - EMANUEL FISHER**

Solid 5 unit investment! Brick building with 5 units, recent updates, tenant occupied.

**SELLS VIA INTEL AUCTIONS PHONE BIDDING**

### **MARCH 11 (6PM) - 350 N 7TH STREET, LEBANON, PA - AMOS FISHER**

Completely remodeled 2 unit! Tenant occupied. Solid investment with low maintenance.

**SELLS VIA INTEL AUCTIONS PHONE BIDDING**

### ★ **MARCH 18 (5PM) - 201 W MARKET ST, WILLIAMSTOWN, PA - TRUE NORTH INVESTORS LLC**

Solid 3 unit investment property! Updated and low maintenance. Tenant occupied. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

### ★ **MARCH 18 (6PM) - 33 N FOURTH ST, HALIFAX, PA - TRUE NORTH INVESTORS LLC**

Prime 2 unit investment home. Recent updates including new roof. Tenant occupied. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

### ★ **MARCH 21 (8AM) - 11 FURNACE ROAD, BART, PA - BART SELECT BOOK AUCTION**

780 lots of selected books from various consigners! Exciting lineup of quality books!

### ★ **MARCH 25 (6PM) - 3906 COLUMBIA AVE, MOUNTVILLE, PA - DANIEL & ELIZABETH BEILER**

Great Investment! 4 unit apartment with recent updates. Tenant occupied. Local investment, just outside of Lancaster!

**SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

### **APRIL 24 (5PM) - 2271 ROBERT FULTON HWY, PEACH BOTTOM, PA - STALLION PRESENTATION**

Sale preview and Stallion Presentation. Free pork sandwiches and ice cream!

### **APRIL 25 (10AM) - 2271 ROBERT FULTON HWY, PEACH BOTTOM, PA - QUALITY HORSE SALE**

To consign quality, sound horses call 717-529-3846. Preview at 7AM, sale at 10AM.

### **APRIL 29 (3PM) - 150 EASTBROOK RD, SMOKETOWN, PA - EASTBROOK WELLSRING CARE CLINIC**

Food, fun, and a faced paced auction! Swingsets, patio sets, grills, tools, gift baskets! Call 717-669-5754 to donate items.

★ **NEW LISTINGS**

Daniel King AU006299  
(717) 917-5844

Joel Yoder AU006463  
(610) 750-2427

Henry Kauffman Jr. Central & Western PA  
(717) 799-4264

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(717) 847-3537



Follow us LIVE on sale days.  
call 717-690-8081

View our current auction listings  
at [intelauction.com](http://intelauction.com)





**127 Susanna Street**



### **Apartment 1**

*Rent \$1,300*

- Three Bed, One Bath
- Fully Remodeled and Updated
- New Windows and Doors
- New Kitchen With Island
- New Appliances



### **Apartment 2**

*Rent \$1,300*

- Two Bed, One Bath
- Fully Remodeled and Updated
- New Windows and Doors
- Kitchen With Island
- New Appliances



### **Apartment 3 (Retail Space)**

*Rent \$1,300*

- 1,500 Sq Ft Retail Space
- Additional Storage Area
- Fully Renovated
- New Windows and Doors
- New Bathroom
- Exterior Facelift



### **121 Susanna Street**

*Rent \$1,050*

- Single-Family Home
- Two Bed, One Bath
- Recently Updated
- New Flooring
- Appliances in Basement
- Tenant Pays Utilities



### **1961 George Street**

*Rent \$700*

- Single-Family Home
- One Bed, One Bath
- New Flooring
- New PEX Plumbing
- Electrical Updates
- Interior Recently Painted
- Tenant Pays Utilities

