

**MLS #: M2816682P (Pending) List Price: \$79,900**

**404 7th Street Huntingdon, PA 16652**



**# Units:** 2  
**Apx Year Built:**  
**Main SqFt:**  
**2nd Lvl SqFt:**  
**3rd Lvl SqFt:**  
**Total SqFt:**  
**# Garages:** 0.00  
**Garage Type:** None  
**Off Street Parking:** 0  
**Current Rent Certificate:** No

**Unit #:**  
**Area:** Huntingdon Area  
**Region:** 2nd Wd Hunt  
**County:** Huntingdon  
**Zoning:** Res High Dens  
**Flood Zone:** No  
**Apx Acreage:**  
**Frontage Feet:**  
**Depth Feet:**

**Legal Description:** DBV 2022-5191

**Tax ID:** TP#18-04-79

**Total Taxes:** 1040.29

**Tax Year:** 2023

**Special Assessment:**

**Assessed Value:** 11040

**Land Assessment:**

**Building Assessment:**

**Wtr/Swr Expense:** 900.00

**Heat Expense:**

**Electric Expense:**

**Property Features:** On Paved Road, On Public Road

**ElemSchl:** Standing Stone Elem

**Jr/Midl:** Middle School

**HighSchl:** Hunt High Sch

Unit #	Unit SqFt	Rent	Bedrooms	Lvn Rm	Dng Rm	Kitn	FB	3/4 Bath	1/2 Bath	Stove	Frig	DW
1		500	1	Yes	Yes	Yes	1					
2		600	2	Yes		Yes	1					

**Water Type:** Public  
**Sewer Type:** Public Sewer  
**Fuel Type:** Electric  
**Heating Type:** Forced Air  
**AC Type:** Other/See Remarks  
**Electric Amps:**  
**Driveway:** None

**Heat Separate by Unit:** Yes  
**Water Separate by Unit:** No  
**Electric Separate by Unit:** Yes  
**Coin Op Wash/Dry:**

**Instructions/Directions:** 24-48 hour notice to show. We only do exterior pictures to protect privacy of the tenants.

**Public Comments:** Fully rented duplex (both tenants would love to stay), with separate electric/heat. Convenient downtown location makes for easy walking distance for necessities. Apartments are heated using mini-splits. Small fenced in yard in rear of building. Needs some TLC but could be a good incoming producing property! Separate furnace on site but needs repair (owner is not sure of what is wrong with it)

Information Herein Deemed Reliable but Not Guaranteed