

# Raystown Realty

(814) 643-5054

November 17, 2011



Address: **305-309 N. Jefferson St.  
Mt. Union, PA 17066**

List Price: **\$79,900**  
Listing #: **2211167**

Status: **Active**  
MLS Area: **Mt Union/Mapl**

**Six unit multiplex on N. Jefferson St. in Mount Union, with storeroom & 5 apartments. High traffic area on State Rt. 747. Large off street parking area behind building. Tenants pay electric, garbage, phone, CATV. Landlord pays gas heat, water, sewer.**

**Comments: Six unit multiplex on N. Jefferson St. in Mount Union, with storeroom & 5 apartments. High traffic area on State Route 747. Large off street parking area behind building. Two lower apartments each rented at \$400/mo. to long term tenants. Landlord pays gas heat, water, sewer. Tenants pay electric, garbage, phone, CATV.**

Commercial Information		Commercial Features	
Business Type: <b>Multiunit</b>	Building for Sale: <b>Yes</b>		
Business For Sale: <b>No</b>	Year Built: <b>1890</b>		
Trade/Exchange:	Rent As Is:		
Inventory Included:	Occupancy: <b>Tenant</b>		
Fixed Equipment:	Stories: <b>2</b>		
Space for Lease:	Ceiling Height:		
Exterior: <b>Brick</b>	Building Sq Ft: <b>5,456</b>		
Roof Type: <b>Shingle</b>	SqFt Down:		
Heat Type: <b>Hot Water radiator</b>	SqFt Main: <b>2,728</b>		
AC Type: <b>None</b>	SqFt 2nd Level: <b>2,728</b>		
Off-Street Pkng: <b>1</b>	SqFt 3rd Level:		
Garage Spaces:	SqFt 4th Level:		
Ovhd Door Height:	Land SqFt:		
Dock: <b>No</b>	Land Asmnt: <b>\$1,280</b>		
Elevator: <b>No</b>	Bldg Asmnt: <b>\$10,920</b>		
Sprinkler: <b>No</b>	Rental per Ft, Net:		
Mortgage Balance:	Rntl per Ft, Gross:		
1st Mortgage Holder:	Permits Req:		
Pncp & Int Payment:	Env Srvy:		
Interest Rate:	Soil Test:		
Sched Operating Income: <b>\$30,600</b>	Actual: <b>No</b>	Cash Flow Statement Avail: <b>Yes</b>	
Operating Expense: <b>\$9,787</b>	Actual: <b>Yes</b>	Annual Property Oper Data Avail: <b>Yes</b>	
Vacany/Loss:	Actual:	Income Operating Data Available: <b>Yes</b>	
Net Operating Income:	Actual:		

**Property Information**

Est Acres: **0.20**  
 Lot Size: **0.2 acre**  
 Frontage Ft: **66**  
 Depth Ft: **135**

Gross Taxes: **1,611**  
 Tax Class: **COM**  
 Tax Yr: **2011**  
 Assessments:

Elem School: **Mt Union Elem**  
 JH/Mdl School: **Mt Union JR/SR**  
 Sr High School: **Mt Union JR/SR**

Water Type: **Municipal**  
 Sewer Type: **Municipal**  
 Fuel Type: **Natural Gas**

Region: **1st Wd Mt U**  
 S-T-R: **- 31 -**

Flood: **Yes**  
 Zoning: **Commercial**

Possession:  
 Terms:

Plat:  
 Parcel: **31-04-87**

Abstract Loc:  
 Assessed Value: **12200**

Latitude:  
 Longitude:

Legal Description: **Tax Parcel # 31-04-87, Parcel 3 of DBV 712, pages 269-272, recorded 5/13/2004.**

**Property Features**

**Fire Escapes**  
**Level**  
**On Paved Rd**  
**On Public Rd**  
**Separate Electric**  
**TV Cable**

**Pictures**

