

# Apex Realty Group

(814) 641-2739

November 12, 2009



Address: **966-968 Pennsylvania Ave.  
Tyrone, PA 16686**

List Price: **\$77,500**  
Listing #: **1009104**

Status: **Active**  
MLS Area: **Blair**

**Investment oppoortunities!! 5 unit building has storefront & 2 (2) bedroom and 2 (1) bedroom apartments. Storefront is currently being used as a restaurant which owner is willing to sell as a turn key business with the building for an additional \$20,000**

**Comments: Investment oppoortunities!! 5 unit building has storefront & 2 (2) bedroom and 2 (1) bedroom apartments. Storefront is currently being used as a restaurant which owner is willing to sell as a turn key business with the building for an additional \$20,000. Property features some off street parking in rear for tenants & all apartments have had some remodeling done.**

Commercial Information		Commercial Features	
Business Type: <b>Retail w/apt</b> Business For Sale: Trade/Exchange: <b>No</b> Inventory Included: Fixed Equipment: Space for Lease: <b>No</b>  Exterior: Roof Type: Heat Type: <b>Steam</b> AC Type:  Off-Street Pkng: Garage Spaces: Ovhd Door Height: Dock: <b>No</b>  Elevator: <b>No</b> Sprinkler:  Mortgage Balance: 1st Mortgage Holder: Pncp & Int Payment: Interest Rate:  Sched Operating Income:      Actual: Operating Expense:            Actual: Vacany/Loss:                    Actual: Net Operating Income:        Actual:	Building for Sale: <b>Yes</b> Year Built: <b>1902</b> Rent As Is: <b>Yes</b> Occupancy: <b>Tenant</b> Stories: Ceiling Height:  Building Sq Ft: SqFt Down: SqFt Main: SqFt 2nd Level: SqFt 3rd Level: SqFt 4th Level: Land SqFt: Land Asmnt: Bldg Asmnt:  Rental per Ft, Net: Rntl per Ft, Gross:  Permits Req: Env Srvy: <b>No</b> Soil Test: <b>No</b>	<b>3 Phase Elec</b>	

**Multi-Unit Information**

# of Units: <b>5</b>	Coin Op WashDry:	Garage Type: <b>Off street</b>
Year Built: <b>1902</b>	Heat Separate by Unit: <b>No</b>	Garage Stalls:
Occupancy: <b>Tenant</b>	Water Separate by Unit: <b>No</b>	Driveway:
Current Rent Cert:	Elec Separate by Unit: <b>Yes</b>	Off-St Parking: <b>7</b>
Total SqFt: <b>0</b>	Heat Type: <b>Steam</b>	Mortgage Balance:
SqFt Down:	AC Type:	Principal/Interest Payment:
SqFt Main:	Heat Expense: <b>\$7,500</b>	Interest Rate:
SqFt 2nd Lvl:	Electric Expense: <b>\$600</b>	Yrs Left on Mortgage:
SqFt 3rd Lvl:	Wtr/Swr Expense: <b>\$1,680</b>	
Gross Income: Actual: <b>No</b>	Land Assessment:	
Operating Expenses: Actual:	Bldg Assessment:	
Net Op Income: Actual:		

**Property Information**

Est Acres: <b>0.10</b>	Gross Taxes: <b>1524</b>
Lot Size: <b>30x155</b>	Tax Class:
Frontage Ft: <b>30</b>	Tax Yr: <b>2008</b>
Depth Ft: <b>155</b>	Assessments:
Elem School:	Water Type: <b>Municipal</b>
JH/Mdl School:	Sewer Type: <b>Municipal</b>
Sr High School: <b>Tyrone</b>	Fuel Type:
Region:	Flood: <b>No</b>
S-T-R: - -	Zoning:
Possession:	Plat:
Terms:	Parcel:
Abstract Loc:	Latitude:
Assessed Value:	Longitude:
Legal Description: <b>TP# 22.4-1-7 DBV 1717-349</b>	

**Property Features**