

MLS #: C2813331A (Active) List Price: \$110,000

966 Pennsylvania Ave. Tyrone, PA 16686



**Business Type:** Office Building  
w/Apartments, Restaurant  
**Apx Year Built:** 1908  
**Main SqFt:** 1350  
**SqFt Down:** 0  
**2nd Lvl SqFt:** 1200  
**3rd Lvl SqFt:** 1200  
**4th Lvl SqFt:** 0  
**Total SqFt:** 3750  
**Stories:** 3  
**Garage Spaces:** 0  
**Off Street Parking:** 5

**Unit #:**  
**Area:** Outside Area  
**Region:** Spruce Crk  
**County:** Blair  
**Zoning:** Commercial  
**Flood Zone:** AE  
**Apx Acreage:** 0  
**Land SqFt:** 0  
**Frontage Feet:** 33  
**Depth Feet:** 155

**Legal Description:** DBV 1717/349

**Tax ID:** 22.4-1-7

**Total Taxes:** 1346.16

**Tax Year:** 2015

**Special Assessment:** 9533

**Assessed Value:** 0

**Land Assessment:**

**Building Assessment:**

**Commercial Features:** 3 Phase, Handicap Access, Office Space, Refrigeration, Sprinkler System, Other/See Remarks

**Property Features:** Electric to Property, Year Round Access, On Paved Road, On Public Road, Separate Electric

**ElemSchl:** Tyrone

**Jr/Midl:** Tyrone

**HighSchl:** Tyrone

**Cash Flow Statement Avail:** No

**Annual Property Operating Data Available:** No

**Income Op Data Available:** Yes

**Rental per Ft Net:**

**Rental per Ft Gross:**

**Schedule Operating Income:** 0.00

**Schedule Operating Income Actual:** Yes

**Vacancy/Loss:**

**Vacancy/Loss Actual:**

**Operating Expense:** 0.00

**Operating Expense Actual:**

**Net Operating Income:** 0.00

**Net Operating Income Actual:**

**Water Type:** City Water

**Sewer Type:** City

**Fuel Type:** Natural Gas

**Exterior:** Brick/Frame

**Ceiling Height:**

**Overhead Door Height:**

**Elevator:** No

**Dock:** No

**Sprinkler:** Yes

**Rent As Is:** Yes

**Business for Sale:** Yes

**Building for Sale:** Yes

**Trade/Exchange:** No

**Inventory Included:** Yes

**Fixed Equipment:** Yes

**Permits Reg:** Yes

**Space for Lease:** Yes

**Environmental Study:**

**Soil Test:**

**Instructions/Directions:** Downtown Tyrone on Pennsylvania Avenue.

**Public Comments:** This 3 Story Brick building Features Thema's Restaurant, small store front and 4 apartments.TURN-KEY Restaurant with everything included, features 11 tables in dining area and small eat-at counter, State approved stainless kitchen, storage room, office, his & her restrooms. The restaurant is open from 6am to 3pm for breakfast and lunch with great clientele. The building has 3phase electrical, separate to all units, newer windows, newer gas fired water heaters, gas steam boiler and brand new Air conditioning unit for the restaurant. Units 2-1 bedroom apts and 2-2 bedroom apts. Off street parking for each unit. This great investment property is in Downtown Tyrone PA. 100m to PITT, 182m to Washington DC, centrally located between State College and Altoona PA. PURCHASE BUILDING only \$90,000

Information Herein Deemed Reliable but Not Guaranteed

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