

MLS #: M2814115A (Active) List Price: \$249,900

1976 William Penn Hwy Williamsburg, PA 16693



Units: 5
Apx Year Built:
Main SqFt: 2900
2nd Lvl SqFt: 1100
3rd Lvl SqFt:
Total SqFt: 4000
Garages:
Garage Type: Off Street Parking
Off Street Parking: Yes
Current Rent Certificate: No

Unit #:
Area: Outside Area
Region: Spruce Crk
County: Blair
Zoning:
Flood Zone: No
Apx Acreage: 2.4
Frontage Feet:
Depth Feet:

Legal Description:

Tax ID: Deed 2012-4071

Total Taxes: 3104.44

Tax Year: 2016

Special Assessment:

Assessed Value: 246900

Land Assessment:

Building Assessment:

Wtr/Swr Expense:

Heat Expense:

Electric Expense:

Property Features: Electric to Property, Flat, RV Parking, Shed, Year Round Access, OK for Mobiles, On Paved Road, On Public Road

ElemSchl: Blair Co

Jr/Midl: Blair Co

HighSchl: Blair Co

Unit #	Unit SqFt	Rent	Bedrooms	Lvn Rm	Dng Rm	Kitn	FB	3/4 Bath	1/2 Bath	Stove	Frig	DW
1(UP)	1100	600	2	Yes	Yes	Yes	1					
2	500	400	1	Yes	Yes	Yes		1				
3	500	400	1	Yes	Yes	Yes		1				
4	700	500	2	Yes	No	Yes	1					
5	1200	800	5	Yes	Yes	Yes	2					

Water Type: Private Well
Sewer Type: Private Sewer System
Fuel Type: Electric
Heating Type: Heat Pump
AC Type: Central
Electric Amps:
Driveway: Black Top, Gravel

Heat Separate by Unit:
Water Separate by Unit:
Electric Separate by Unit:
Coin Op Wash/Dry:

Instructions/Directions: Property is located along William Penn Hwy on the left-hand side, if traveling from Huntingdon.
Public Comments: Great potential cash flow opportunity with this 5-unit, totally renovated apartment building with ample parking along Route 22. Formerly Louie's Coral Lounge, this property features its own water supply and sewage system as well as new wiring, a new heat pump with heat/AC, new plumbing, and new flooring, drywall, ceilings, doors and windows! It is currently 100% rented. 2 downstairs efficiency apartments each rent for \$400/month. A lg 2 BR upstairs apt. with an oversized LR and eat-in kitchen rents for \$600/month. One downstairs apt. rents for \$500/month and a 5 BR/2 BA downstairs apt. featuring a very lg. living area rents for \$800/month. All utilities are included. Gross rents = \$2700 per month. Avg. monthly expenses w/ taxes = \$809, providing an anticipated net profit of \$1891/month.

Information Herein Deemed Reliable but Not Guaranteed

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