

MLS #: C2814967A (Active) List Price: \$99,900

966 Pennsylvania Ave. Tyrone, PA 16686



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

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

Legal Description:

Tax ID: 22.4-1-7	Total Taxes: 1346.16	Tax Year:
Special Assessment:	Assessed Value: 9533	Land Assessment:
Building Assessment:		
Commercial Features: 3 Phase, Office Space, Refrigeration, Sprinkler System, Security System		
Property Features: Flat, Year Round Access, Laundry Facilities, On Paved Road, On Public Road, Separate Electric		
ElemSchl: Tyrone	Jr/Midl: Tyrone	HighSchl: Tyrone
Cash Flow Statement Avail:	Annual Property Operating Data Available:	Income Op Data Available:
Rental per Ft Net:	Rental per Ft Gross:	Schedule Operating Income:
Vacancy/Loss:	Vacancy/Loss Actual:	Schedule Operating Income Actual:
Net Operating Income:	Operating Expense:	Operating Expense Actual:
	Net Operating Income Actual:	

Water Type: Public
Sewer Type: Public Sewer
Fuel Type: Natural Gas
Exterior: Brick, Masonite
Ceiling Height:
Overhead Door Height:
Elevator: No
Dock: No
Sprinkler: Yes

Rent As Is: No
Business for Sale: Yes
Building for Sale: Yes
Trade/Exchange: No
Inventory Included: Yes
Fixed Equipment: Yes
Permits Reg: Yes
Space for Lease: No
Environmental Study:
Soil Test:

Instructions/Directions: Downtown Tyrone on Pennsylvania Ave.

Public Comments: This 3 Story Brick building Features Esther's Restaurant, small store front and 4 apartments. TURN-KEY Restaurant with everything included, 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 2pm for breakfast and lunch with great clientele. Freshly painted store front!! 3 phase elec, separate electric to all units, newer windows, newer gas fired water heaters, gas steam boiler and new Air conditioning unit for the restaurant. Units 2-1 bdr. apts and 2-2 bdr. 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. Resturaunt only for \$30,000.

Information Herein Deemed Reliable but Not Guaranteed
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