

**MLS #: M2814875A (Active) List Price: \$74,900**

**1410 Mifflin Huntingdon, PA 16652**



**# Units:** 2  
**Apx Year Built:**  
**Main SqFt:** 1030  
**2nd Lvl SqFt:** 952  
**3rd Lvl SqFt:**  
**Total SqFt:** 1982  
**# Garages:** 0.00  
**Garage Type:** None, Off Street Parking  
**Off Street Parking:** Yes  
**Current Rent Certificate:** No

**Unit #:**  
**Area:** Huntingdon Area  
**Region:** 4th Wd Hunt  
**County:** Huntingdon  
**Zoning:** High Dens Res  
**Flood Zone:** Yes  
**Apx Acreage:** 0.13  
**Frontage Feet:** 38  
**Depth Feet:** 150

**Legal Description:** 432/005

**Tax ID:** 20-01-294

**Total Taxes:** 1497.41

**Tax Year:** 2019

**Special Assessment:**

**Assessed Value:** 19040

**Land Assessment:** 2300

**Building Assessment:** 22500

**Wtr/Swr Expense:** 843.35

**Heat Expense:** 2559.00

**Electric Expense:** 436.00

**Property Features:** On Public Road

**ElemSchl:**

**Jr/Midl:**

**HighSchl:** Hunt High Sch

Unit #	Unit SqFt	Rent	Bedrooms	Lvn Rm	Dng Rm	Kitn	FB	3/4 Bath	1/2 Bath	Stove	Frig	DW
1	1030	745	3	No	No	Yes	1			Yes	Yes	Yes
2	952	545	2	No	No	Yes	1			Yes	Yes	

**Water Type:** Public  
**Sewer Type:** Public Sewer  
**Fuel Type:** Oil  
**Heating Type:** Hot Water  
**AC Type:** Window  
**Electric Amps:** 200  
**Driveway:** None

**Heat Separate by Unit:** No  
**Water Separate by Unit:**  
**Electric Separate by Unit:** Yes  
**Coin Op Wash/Dry:** No

**Instructions/Directions:** 24 hour notice to show. Key must be picked up at the Raystown Realty Office.

**Public Comments:** Great investment opportunity. 2 units, up and down, both currently rented.. Close to Juniata College, Penn Highlands (formerly JC Blair hospital), and Standing Stone Coffee, all in a quaint residential setting. Off street parking. . Private backyard with off street parking. Currently landlord credits tenants \$72/mo for wtr/sew. Over and above Water and Sewer paid by tenants. Current landlord pays heating fuel costs. Tenants pays electricity.

Information Herein Deemed Reliable but Not Guaranteed  
 MLS #: M2814875A