Expanded View

IVILS #	: M2816840A (Active)	List Price: \$29	9,900				112 We	st Shirley Stre	et Mt. Uni	on, PA	1706
				# Units: 8 Apx Year Bu Main SqFt: (2nd LvI SqF 3rd LvI SqFt Total SqFt: # Garages: (Garage Typ Off Street P Current Ren	5447 t: 6447 : 12894).00 e: None	No		Reg Cou Zon Floo Apx Fror	: #: a: Mt Union/M ion: 2nd Wd N nty: Huntingd ing: Commerc d Zone: No Acreage: ntage Feet: 45 th Feet: 160	/tˈU on ial		
egal Description: DBV 153-221 ax ID: TP#32-01-11 pecial Assessment:			Total Taxes: 4679.94 Assessed Value: 55760 Land Ass				Tax Year: 2023 sessment: Building Assessment:					
ax ID: T	P#32-01-11	155-221	Assessed Val			and Ass	essme	ent:			t:	
Tax ID: T Special / Ntr/Swr	P#32-01-11 Assessment: Expense: 2725	.00		ue: 55760 Heat Expe	L nse: 9987.00	and Ass	essme			Assessmen	t:	
Tax ID: T Special / Ntr/Swr Property	P#32-01-11 Assessment: Expense: 2725 / Features: Flat,	.00 Laundry I	Facilities, On Pa	ue: 55760 Heat Expense ved Road, On	l nse: 9987.00 Public Road	and Ass	essme	Electric	Building A	Assessmen 5.00	t:	
Tax ID: T Special / Ntr/Swr Property	P#32-01-11 Assessment: Expense: 2725	.00 Laundry I	Facilities, On Pa	ue: 55760 Heat Expe	l nse: 9987.00 Public Road	and Asso	essme	Electric	Building	Assessmen 5.00	t:	
Tax ID: T Special / Ntr/Swr Property	P#32-01-11 Assessment: Expense: 2725 / Features: Flat,	.00 Laundry I	Facilities, On Pa	ue: 55760 Heat Expense ved Road, On	l nse: 9987.00 Public Road	and Asso	FB	Electric	Building A	Assessmen 5.00	t: Frig	DW
ax ID: T pecial / Vtr/Swr Property lemSch	P#32-01-11 Assessment: Expense: 2725 / Features: Flat, I: Mt Union Eler	.00 Laundry I n	Facilities, On Pa	ue: 55760 Heat Expended ved Road, On Jr/Midl: Mt U	l nse: 9987.00 Public Road nion JR/SR			Electric	Building A Expense: 133 hl: Mt Union Jl	Assessmen 5.00 R/SR		DW
ax ID: T pecial / Vtr/Swr Property lemSch	P#32-01-11 Assessment: Expense: 2725 / Features: Flat, I: Mt Union Eler	00 Laundry I n Rent	Facilities, On Par Bedrooms	ue: 55760 Heat Expense ved Road, On Jr/Midl: Mt U	Inse: 9987.00 Public Road nion JR/SR Dng Rm	Kitn		Electric	Building A Expense: 133 hl: Mt Union Jl	Assessmen 5.00 R/SR		DW
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Tax ID: T Special / Wtr/Swr Property ElemSch	P#32-01-11 Assessment: Expense: 2725 / Features: Flat, I: Mt Union Eler	00 Laundry F m 600 600 600	Facilities, On Par Bedrooms 2 2 2 2	ue: 55760 Heat Experved Road, On Jr/Midl: Mt U	Inse: 9987.00 Public Road nion JR/SR Dng Rm	Kitn Yes Yes Yes		Electric	Building A Expense: 133 hl: Mt Union Jl	Assessmen 5.00 R/SR		DW

Water Type: Public Sewer Type: Public Sewer Fuel Type: Natural Gas Heating Type: Steam AC Type: None Electric Amps: Driveway: None Heat Separate by Unit: No Water Separate by Unit: No Electric Separate by Unit: Coin Op Wash/Dry:

Instructions/Directions: zoning is commercial business district. AT LEAST 48 hour notice as all but one apartment is occupied (it was just updated so it is vacant); call office for lockbox code

Public Comments: Opportunity abounds in this investment property. Features 6 apartments with good rental history and 2 store fronts. The store fronts are currently vacant but are huge and can be divided even further to make smaller offices/rentals. One side was owner occupied with a family carpet business and the other was last occupied as a radio station. 5 of the apartments are 2 Bedroom and the 6th is a 1 Bedroom. Onsite laundry is available for tenants. The basement is huge and could be purposed as storage units for tenants or public as it has a private entrance. Lots of parking around building in the front and side

Information Herein Deemed Reliable but Not Guaranteed