

3200 Main Street Morgantown

Residential units

Apartment 1: 1 bedroom, 1.5 baths, laundry hook ups

\$765/month UGI heat included, Lease ends May 31, 2023

Apartment 2: 3 Bedroom, 1 Bath Range, Refrigerator, washer / dryer

\$875/month UGI heat included. Month to Month

Apartment 3: 1 bedroom, 1 bath, Range, Refrigerator, washer /dryer, Dishwasher

\$700/month, Lease ends May 31, 2023

Apartment 4: 1 Bedroom, 1 Bath, Range, Refrigerator, washer/dryer

\$720/month, Lease ends Jan 1, 2023

Apartment 5: 2 Bedroom, 1 Bath, Refrigerator, washer/dryer and laundry hookups

\$700/month, month to month

All information deemed reliable but not guaranteed

3200 Main Street Morgantown Commercial Units

Retail A – Physical Therapy:

Square Feet:
Monthly Rent: \$775 (includes utilities)
Current Lease End: April 1, 2023

Retail B - Counselling:

Square Feet:
Monthly Rent: \$565(includes utilities)
Current Lease End: February 28, 2023

Retail C – Joshua’s Garden:

Square Feet:
Monthly Rent: \$400 (includes utilities)
Current Lease End: May, 2023

Garage - Workshop

Square Feet:
Monthly Rent: \$400
Current Lease End: Needs Renewed (month to month)

Garage - storage

Square Feet:
Monthly Rent: \$75
Current Lease End: month to month

July 2022 Current Rents

Apartment #1 (1 bedroom)	\$765.00	includes UGI heat
Apartment #2 (3 bedroom)	\$875.00	includes UGI heat
Apartment #3 (1 bedroom)	\$700.00	
Apartment #4 (1 bedroom)	\$720.00	
Apartment #5 (2 bedroom)	\$700.00	
Garage	\$475.00	
Retail Space:		includes UGI heat
Impact Physical Therapy	\$775.00	
Tri County Counseling	\$565.00	
Melissa Joyce	\$400.00	

Total Monthly Rent **\$5,875.00**

Monthly Liabilities

UGI	\$161.50	2021 Monthly average
PP&L for Retail Area	\$142.90	2021 Monthly average
Caernarvon Water & Sewer	\$143.31	Retail quarterly
Eagle Disposal	\$136.54	Monthly
Real Estate Taxes	\$7,192.61	2021 Year Taxes

May 2007 Purchase

July 2007 Remodel

Remodel of Apts/Retail

Stamp Concrete

July 2008 Remodel

Apt 5 & Retail

July 2009 Remodel

New Windows

Vinyl siding on Apt 1

2012

UGI Furnace for Apt 1 & 2

2013

Apt 1 new roof

2015

Apt 3 bathroom remodel

Vinyl Siding

New Roof on building

2018

UGI furnace for Retail Space

2019

Stairway Porch Remodel

2020

Garage Remodel

Remodel of Retail Space

Front Porch roof with Achitect Tamko 30 year shingles

Garage Overhead door

2021

Main Roof Green Metal Install 20GA ABM panel metal
and snow guards

2022

Garage Spouting

Retail Area insulation