

MORGANTOWN AREA

PUBLIC AUCTION

WEDNESDAY, SEPTEMBER 21, 2022 • 5:00 P.M.

3200 Main Street, Morgantown, PA 19543

MIXED USE MULTI UNIT INVESTMENT PROPERTY 5 APARTMENTS, COMMERCIAL SPACE AND GARAGE SPACE



Stone and stucco building with 5 apartments (3-1 bedroom, 1-2 bedroom and 1- 3 bedroom), and Fully rented Commercial area with 3 tenants, and a Detached frame and siding garage with 2 separate areas that are rented. Paved parking lot, and additional stone parking area. Newer gas furnaces for Apts. 1, 2 and the commercial area. Electric baseboard in other units. New metal roof on main part of building, in 2021. Newer roofs on other parts of building, and many replacement windows. Residential apartments all have their own laundry area. Residential tenants pay water and sewer. Monthly income from rents: \$5875. Monthly Expenses (water, sewer, trash, gas and electric for Commercial area): \$584.25 Yearly Taxes: \$7192.61

Note: Opportunity to purchase a well maintained, multi unit investment property in a desirable location!

Terms: 10% down, balance due on or before 45 days

Open House: Wednesday August 31 5-7 p.m. and Saturday, September 10 1-3 p. m.

No private appointments for showings



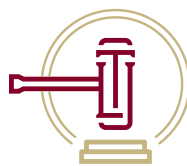
TRACEY L JONES
AUCTIONEERS
610-286-7834

- PHOTOS ON BACK-

www.tljonesauctioneers.com

Terms By:
David M. and Wilma L. Smoker
Attorney : Kling, Deibler, and Glick

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