

Commercial

MLS 138726

Status Active

Address 415 Allegheny Boulevard

Price \$169,900



Town/City	Franklin	DOM	13
State	PA	Variable Rate	No
Zip	16323	Listing Type	ERS
Taxing Location	Sugarcreek-V	Reference #	#7367
County	Venango	Lock Box	No
Agent Owned	No	Internet Display	Yes
Secondary Dist.	No	Address	No
School	Franklin		
Tax Map #	28,014.-020C		
Book	125		
Page	159		
Tax Year	2009		
Taxes	\$2,940		
Assessment	\$147,900		
Legal	POSS: On close. Taxes based on assessed value, subject to ch		
Owner	Clarit Realty		
Additional Owner	By: Robert C. Buzzard		
Zoning	Light Indust		
Year Built	1978		
SqFt-Total	4,000		
Building Size	40'x100'		
Baths	2.00		
Real Est Incl	Yes		
Lease	No		
Construction	Steel Frame/Mfg		
Exterior	Metal		
Roof	Metal		
Roof Age	Unknown		
Heat	Forced Air, Space Heater		
Heat \$	Unknown		
Fuel	Gas		
Cooling	Central		
Electric	\$		
Loading Docks	0		
O/H Doors	1		
Features	3 O Phase, Elect-Circuit Break-200 Amp, Nat Gas, Cable TV Availa		
Status Comments	Shown by Appointment		

[Photos](#) [Documents](#) [Map](#)

Lot Size	87'x257'
Acres-Total	.51
Road Front Ft	87
Parking #	12
Parking Avail	On Premises
OGMT	Unknown
OGMT Describe	Unknown
Water	Public
Sewer	Public
Restrictive Cov.	Unknown
Business Name	Former Baker Auto
Business Use	Auto Parts
Other Buildings	none
Gross Receipts	\$
Cost of Sales	\$
Total Expense	\$

Public Remarks **Great location for many types of business. Located on the highly traveled Route 8. Overhead storage area over most of the building.**

Directions **From V.C.Courthouse follow Liberty Street to Route 8 & 62 North, property is on the left right after the Pepsi Cola Plant.**

SAC 2.5-3% BBC 2.5-3% TL 0

Listing Agent **Donald Palmer** Agent Phone Co-List Agent **Dale Wilson**
 Listing Office **Dale Wilson Real Estate** Office Phone **(814) 437-7954** Co-List Office **Dale Wilson Real Estate**

Selling Price Sold Financing Closing Date
 Selling Agent Agent Phone Co-Sell Agent
 Selling Office Office Phone Co-Sell Office
 Concessions