

Multi-Family

MLS 139324

Status Active

Address 24 Second Avenue

Price \$45,000



Town/City	Rocky Grove	DOM	15
State	PA	Variable Rate	No
Zip	16323	Listing Type	ERS
Taxing Location	Sugarcreek-V	Reference #	#7392
County	Venango	Lock Box	No
Agent Owned	No	Internet Display	Yes
School	Valley Grove	Address Withheld	No
Tax Map #	see legal		
Book	139		
Page	691		
Tax Year	2009		
Taxes	\$1,441		
Assessment	\$70,840		
Owner	Joseph W. & Norma Jean Kline, Trusts		

Additional Owner	
Zoning	R-2
Year Built	1900
SqFt-Total	2,624
Levels #	2.0
Units #	3
Construction	Wood Frame
Exterior	Wood, Masonite, Other
Roof	Composition, Slate
Roof Age	Unknown
Heat	Forced Air
Fuel	Gas
Cooling	None
Basement/Foundation	Partial
Features	Cable TV Available, Elect-Fused->100, Porch

Status Comments **Occupied. 24 Hour Notice.**

Rent	Level	SqFt	Rooms	Bdrms	Baths	Stove	Refrig	Leased	Income
\$255	1	880	4	2	1.00	No	No	Yes	Actual
\$375	1	864	5	2	1.00	No	No	Yes	Actual
\$255	1	880	4	2	1.00	No	No	Yes	Actual

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

Lot Size	0.91 acre
Acres-Total	.91
Parking #	4
Parking Avail	On Premises
OGMT	Unknown
OGMT Describe	Unknown
Water	Public
Sewer	Public
Restrictive Cov.	Unknown
Wtr Htr	Gas
Water Softener	No
Water Softener Owned	No
Elect Mtr #	3
Gas Mtr #	3
Water Meter #	0
Heating Sys #	3
Water Htr #	3
Rent Includes	Water & Sewage
Electric	N/A
Heat \$	N/A
Water Sewer Exp	\$222
Ins Exp	\$
Total Expense	\$

Public Remarks Two houses with 3 units. #24- & #24 1/2 has side x side apartments, #26 is a single family. Long term tenants. Property contains 3 separate parcels. Rent is too low on apartments at 24 & 24 1/2. Separate gas and electric meters. Tenants pay their own garbage service. PLEASE NOTE: Sellers Disclosure for 26 is under Additional Addendums.

Legal POSS: Per Tenancy. Map Numbers: #28,011.-0130 # 28,011.-0131 #28,011.-0132 Taxes based on assessed value, subject to change.

Directions From V.C.Courthouse follow Liberty Street to 13th Street, turn right to to Coefield Corners, at the light, turn sharp right onto Second Avenue, property is first house on left.

SAC 2.5-3%	BBC 2.5-3%	TL 0		
Listing Agent	Dale Wilson	Agent Phone	(814) 437-7954	Co-List Agent
Listing Office	Dale Wilson Real Estate	Office Phone	(814) 437-7954	Co-List Office

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