

MLS #: C147193S (Sold) List Price: \$149,500

421 Allegheny Blvd Franklin, PA 16323

Sold Price: \$115,000

Closing Date: 4/28/2017



Type: Retail Building
 # Levels: 0.0
 SqFt-Total: 3150
 Building Size: 50' x 63'
 Total Baths: 2
 Year Built: 1960
 Loading Docks: 0
 O/H Doors: 4
 Lease: Yes
 Real Estate Included: Yes
 # Parking: 15
 Parking Available: On Premises

County: Venango
 School: Valley Grove
 Apx Lot Size: 78' x 272' x 138' x 276'
 Lot SqFt:
 Apx Acres: 0.47
 Zoning: Commercial
 Tax Location: Sugarcreek-V
 Tax Map #: 28,014.-020B
 Taxes: 2545
 Tax Year: 2015
 Assessment: 112840

Legal: Taxes based on assessed value, subject to change.

Book: 314

Page: 791

Restrictive Covenants: Unknown

Clean and Green: No

Road Front Ft: 78

Other Buildings: None

OGMT: Unknown

Roof Age: 5+

Electric Company:

Electric \$: 0.00

Telecomm to Building:

Heat \$: Unknown

Natural Gas Company:

Sewer Company:

Water Company:

Features: 3 Phase, Cable TV Available, Electric-Circuit Break-200 Amp, Natural Gas

Construction: Masonry

Heat: Hot Water, Space Heater

Exterior: Masonry

Cooling: None

Roof: Other

Water: Public

Fuel: Gas

Sewer: Public

Public Remarks: Building is divided into several display areas, parts department, office, parts room, repair department, small kitchenette and 2 half baths. Lots of outdoor storage area. See survey for additional right-of-way access. Heat in floor in display areas, office and parts room. Reznor overhead heater in rear part of building. *REAL ESTATE ONLY*

Directions: From VCCH follow Liberty Street to Washington Crossing, turn left and follow Routes 8 & 62 North, property on left prior to K-Mart / Giant Eagle.

Information Herein Deemed Reliable but Not Guaranteed

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