

MLS #: C150815A (Active) List Price: \$420,000

3742 State Route 257 Seneca, PA 16346



Type: Office Building
Levels:
SqFt-Total: 5635
Building Size: 5635 SF
Total Baths: 3
Year Built: 1986
Loading Docks: 0
O/H Doors: 0
Lease: Yes
Real Estate Included: Yes
Parking: 35.00
Parking Available: On Premises

County: Venango
School: Cranberry
Apx Lot Size: 1 Acre
Lot SqFt:
Apx Acres: 1.0000
Zoning: C-1
Tax Location: Cranberry Twp-V
Tax Map #: 08,036.-036B
Taxes: 8109.00
Tax Year: 2017
Assessment: 359070

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

Book: 376

Page: 559

Restrictive Covenants: Unknown

Clean and Green: No

Road Front Ft: 184

Other Buildings: 2 stall garage

OGMT: Unknown

Roof Age:

Electric Company: Penelec

Electric \$: 740.00

Telecomm to Building:

Heat \$: 130

Natural Gas Company: National Fuel Gas

Sewer Company: Cranberry Twp

Water Company: Cranberry Twp

Features: Other

Construction: Masonry

Heat: Forced Air

Exterior: Brick, Vinyl

Cooling: Central

Roof: Metal

Water: Public

Fuel: Gas

Sewer: Public

Public Remarks: Large physicians' office in a great Seneca location. Approximately 75% of the building is used by the owner and features 8 exam rooms, several offices and auxiliary rooms, a large chart room and reception area with adequate seating. The remaining 25% houses a second physician's office and laboratory. Exterior features include a newer metal roof, newer siding, a 2 stall garage with second floor storage and a paved parking lot with 35+ spaces.

Directions: From VCCH follow Route 322 East to Cranberry, left on State Route 257, property on right next to Cranberry Township building.

Information Herein Deemed Reliable but Not Guaranteed

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