

MLS #: M153362S (Sold) List Price: \$84,500 (47 Hits)

1132 Buffalo Street Franklin, PA 16323

Sold Price: \$80,000

Closing Date: 1/2/2020



Units: 2
 # Levels: 2.0
 SqFt-Total: 2624
 Year Built: 1900
 # Parking: 3.00
 Parking Available: On Premises

County: Venango
 School: Franklin
 Apx Lot Size:
 Lot SqFt:
 Apx Acres: 0.1500
 Zoning: Residential
 Tax Location: Franklin
 Tax Map #: 10,110.-010
 Taxes: 2245.00
 Tax Year: 2019
 Assessment: 63700

Legal: Additional Tax Number:
Deed/ Inst: 516/204 Restrictive Covenants: Unknown Clean and Green: No
OGMT: Unknown
Water Softener: No Water Softener Owned: Roof Age: Unknown
Electric \$: 0.00 Heat \$: 0
Water Expense: 0.00 Insurance Expense: 0.00 Total Expense: 0.00

	Rent	Level	Apx SqFt	Rooms	Bedrooms	Baths	Stove	Refrigerator	Leased	Income
Unit 1	625	1	1312	5	1	1.00	Yes	Yes	Yes	Actual
Unit 2	575	2	1312	5	1	1.50	Yes	Yes	Yes	Actual
Unit 3										
Unit 4										
Unit 5										
Unit 6										
Unit 7										
Unit 8										
Unit 9										
Unit 10										
Unit 11										
Unit 12										

#EleMtrs: 2 #GasMtrs: 2 #WtrMtrs: 0 #HtgSys: 2 #WtrHtr: 2

Rent Includes: See Remarks
 Features: Cable TV Available, Electric-Fused-<100

Construction: Wood Frame Heat: Hot Water
Exterior: Other Fuel: Gas
Roof: Composition Cooling: None
Basement/Foundation: Full Water Heater: Gas
 Water: Public
 Sewer: Public Sewer

Public Remarks: Nice up-down duplex with long term tenants (both 10 years). Laundry hook-up in both baths. Close to downtown. Full basement with two hot water furnaces. Three stall garage (2 used by 1st floor tenant). Rent includes water, sewage and garbage.

Listing Office: Dale Wilson Real Estate (#:36) **Listing Agent:** Dale Wilson (#:16)
Main: (814) 437-7954 **Contact #:**
Fax: (814) 437-1179 **Agent Email:** wilsonre@conline.net
Office Corporate License: License Number:

Information Herein Deemed Reliable but Not Guaranteed
 MLS #: M153362S