

# CROWN REALTY SERVICES

23 E. 4<sup>TH</sup> STREET  
EMPORIUM, PA 15834



(814)486-0313  
FAX: (814)486-0345



[www.crownrealtypa.com](http://www.crownrealtypa.com)



51 E 4<sup>TH</sup> STREET, EMPORIUM

**BUILDING DESCRIPTION:** 8500 SF total, 3 Story Brick building built around 1900. 20x50 Garage enclosed and added to kitchen area added approx. 15 years ago. The first floor has been a number of businesses and uses in it's 100+ year history, but currently consists of a restaurant. It had a full basement but was completely filled in many years ago.

## FIRST FLOOR:

3500 Square foot restaurant includes full kitchen, dining areas, and counter areas. Almost all equipment and furniture is included in the sale. Currently a month to month lease at **\$1100 per month**; tenant pays all utilities. No SD on file.

Restaurant has a full kitchen and includes the use of office space in the attached building behind. This space is negotiable for lease with buyers.

## SECOND FLOOR:

APT 1: 1 Bedroom, 1 bath, stove & refrigerator included. **\$575/month**, \$525 SD, All utilities included in rent.

APT 2: 2 Bedrooms, 1 bath, stove & refrigerator included. **\$685/month**, \$600 SD, All utilities included in rent.

Apts 1 & 2 share a hot water heater, but have separate heat. Each has wall heater. These apartments share 1 electric meter and 1 gas meter.

## THIRD FLOOR:

APT 3: 2 Bedrooms, 2.5 baths, laundry room, approximately 2500 SF. **\$757/month**, \$638 SD. All utilities are included in rent.

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This floor has it's own gas and electric meter, hot water tank, and furnace.

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## 2023 PROJECTED INCOME

TOTAL INCOME PER MONTH: \$3117.00; PER YEAR: \$37,404

### EXPENSES:

PROPERTY TAXES: \$5302.00

INSURANCE: \$1897.00

UTILITIES: \$8615 (BREAKDOWN AVAILABLE UPON REQUEST)