

Cross Property 360 Property View

457 2nd St, California, Pennsylvania 15419

Listing

Commercial-Industrial-Business

457 2nd St



MLS #: **1646992** Status: **Active** List Price: **\$720,000**
 Address: **457 2nd St** County: **Washington**
 Area: **California** Zip Code: **15419**
 Postal/Mailing City: **California** State: **Pennsylvania**
 Lease Price: _____ Lease Per: _____
 Directions: **RT 43, L/R ONTO MAIDEN WHICH TURNS INTO WOOD ST, RT ON 2ND ST, BLDG ON RIGHT.**
 Map#/Block#/Lot#/Info: **0800050001000601**
 Lot: **0.1277** Acres: **0.13**
 Lot Desc: _____ CIB Type: **For Sale**
 Zoning: **apart**
 For Sale: **Building, Land**
 For Lease: _____
 Business Name: _____
 Business Description: **APARTMENT COMPLEX**



General Information

Office SqFt:	Railroad:	GAI:	\$92,767	Utilities:	\$10,894
Warehouse SqFt:	Freight Elev:	GOI:		Maintenance:	\$2,574
Road Frontage: 149	Sprinkler Sys:	Vacancy %:	\$/0	Other Expenses:	
Ceiling Height:	Dock:	Taxes:	\$9,600	NOI:	\$64,745
Are the Listing Images Digitally Altered/Staged?: No				Insurance:	\$4,499

Remarks

Excellent investment, 9% Cap rate, 100% occupancy. 6 well maintained townhomes that include 3 BR's, 2 baths, & 2 Car Garage. Built in 2015 makes these one of the newer buildings around the PennWest (Cal U.) campus. These units, less than 2 blocks from the college campus make it a high student demand as well as families or individuals seeking a spacious living space. The location is also convenient to restaurants, shopping, and the Mon River Park/Boat Ramp. These townhomes are equipped with all Kitchen Appliances, Washer/Dryer, Vinyl/Laminate Flooring & a 2023 Roof. This property also offers easy access to major routes such as Rt 43 & Rt 70, making quick travel to nearby areas including Brownsville, Washington, Uniontown, Pittsburgh & Morgantown. In summary, these townhomes boast a rare combination of quality & desirable amenities. it's convenient location makes it a sought-after choice for students, tenants & investors. Can be purchased with 457 2nd St/406 Temperance Way (20 units).

Agent Remarks

9% CAP RATE... BUILDING IS IN GREAT SHAPE. TAXES, LOT SIZE, AGE OBTAINED BY REALIST, DEEMED ACCURATE BUT NOT GUARANTEED. ONE UNIT CURRENTLY HAS AN OFFICE IN LU OF A 2 CAR GARAGE THAT RENTS FOR \$350.000. NEW ROOF NOVEMBER 2023. BOUNDARIES IN RED ON PHOTOS ARE FOR VISUAL ONLY AND ARE ESTIMATES. CAN BE PURCHASED WITH 457 2ND STREET & 406 TEMPERANCE WAY. A 20 UNIT APARTMENT PROPERTY. ALSO AT A 9% CAP RATE.

Features

Type Property: Apartment	Year Built: 2015
Form of Access:	Construction: Brick, Vinyl
Parking: 2/INT. GAR	Insulation: Yes
Traffic Count:	Utilities Avail: Electricity, Sewer, Water
Show: Appointment With Listor	

Office Information

Value: Assessment Value - \$451,700	Tenant Occ: Yes	Taxes: \$9,600
ICD: No	ENT:	Foreclosure: No
BAC: 2.5	TLC: 0.00	Short Sale: No
SAC: 0.00		
Owner: VILLAS CA. LLC	Tour Date:	
Contact: MIKE CALL/TEXT	Phone: 412-217-6432	
Agent: Michael Podolinsky	Phone:	Cell Phone: 412-217-6432
Email: mike.podolinsky@pittsburghmoves.com	Tour URL:	
Agent State License #: RS313127	Broker State License #: RB067335	
List Office: 13632 - COLDWELL BANKER REALTY	Phone: 724-942-1200 ext.	
List Date: 04/01/2024	Expire Date: 03/31/2025	Pending Date:
Tour URL:		
Video Tour URL:		

Sunday, April 21, 2024

10:00 PM

Requested By: Michael Podolinsky