

# Cross Property Client Full

## Commercial/Industrial Property



MLS#: **160241** Status: **ACT** Area: **44** L/Price: **\$515,000**  
Address: **248 SENECA Street** O/Price: **\$699,000**  
City: **Oil City** Zip: **16301** Type: **CMLSLE**  
Municipality: **Oil City**  
Ap LotSz: **66x122** Acreage: **0.48**  
Co Index: **16-034-010.0-000.00** Zoning: **C-2** Zoning 2:  
Co Index 2:

### BUILDING INFORMATION

Total SF: **24156/ASSESS** Construc: **MASONRY** Yr Built:  
Office SF: **24,156** Min Rts: #RestRm:  
Leased: **Y** #Park/Surf:  
RailSdng: #OverhdDr: #DockLvtrs:  
Sprnklr: Crane Cap: Ceil Ht:  
Fencing: Pres Use: **Office Building**  
Site Study: **N** WetInd Stdy: **N** Survey: **N**  
Audio/Video Rcrd Device on Premise: **Yes**

Recent: **9/22/22 : CHG : \$605,000->\$515,000**

### LEASE INFORMATION

Lease: **Two tenants on current lease**

### UTILITIES

Heat: Water: **PUBLIC**  
Fuel: Sewer: **PUBLIC**  
A/C: Amp/Volt/Ph:  
Rmks: **Well-maintained PNC Office Building. Three floors with elevator. First-class finishes. PNC is retaining the second floor and the ATM drive-thru. Entire first floor available to owner-occupant.**

Recording Device Desc: **Security**

Dir: **North on the Veteran Memorial Bridge to Seneca Street. Property is on the left at 248 Seneca Street.**

### FINANCIAL INFORMATION

Deposit: **\$25,000**

County/Yr: **\$2644 / 2021**  
School/Yr: **\$7320 / 2021**  
City Twp/Yr: **\$5253 / 2021**  
Total Taxes: **\$15,217**  
Transfer Tax: **Split**

Assessed Value

Land: **\$63,730**  
Imprv: **\$376,940**  
Totl: **\$440,670**  
Sellers Disclosure: **N**

Megan Zimmerman

09/22/2022 3:59:32 PM