Commercial-Industrial-Business

459 Third Street

Active

\$675,000



MLS#: 968484 Status:
Area: California List Price:

County: Washington Zip Code: 15419

Lease Price: Lease Per:

Address: 459 Third Street

Dir: Route 43 to Right on Maiden Road to Red Light. Go Straight at Light which becomes

Wood Street. Make Right on Third Street. Property on Right.

Lot: 100X75 Acres:

Map#/Block#/Lot#/Info 080-005-00-04-0005-00/0006

Zoning: C-2

For Sale: Business, Building, Equipment, Land

For Lease:

Business Name: Jopys Coffee **Business Description:**Coffee/Food

General Information

Office SqFt:Railroad:GAI:Utilities:Warehouse SqFt:Freight Elev:GOI:Maintenance:Road Frontage:100Sprinkler Sys:Vacancy %:NOI:

Ceiling Height: Dock: Taxes: 278 Insurance:

Remarks

One Block from California University of Pennsylvania Campus that has over 9000 students the comprises 7,417 undergraduates and 2,066 graduate students with 950 employees comprised of 428 faculty members and 540 staff. California Borough has approximately 6,000 residents. According to the Pennsylvania Department of Transportation 2009 traffic study, this location, on the corner of Green and Third Street, boasts an average of 6,400 cars per day.

Agent Remarks

The new tax assessment has not been assigned by Washington County.

Features

Type Property: Restaurant, Fastfood Years Old:

Form of Access: Construction: Frame, Stucco

Parking: Insulation: Yes

Traffic Count: 10,000 **Utilities Avail:** Gas, Electricity, Water, Sewer

Show: Appointment With Listor

Office Information

 Value:
 Assessment Value - \$1,838
 Tenant Occ:
 N
 Taxes: \$278

 ICD:
 N
 ENT:
 WM: OFC
 Foreclosure:
 N

 BAC:
 2
 TLC:
 no
 Short Sale:
 N

SAC: no Tour URL:

Owner: Maund Properties/Jopys Coffe Agent E-Mail: wmacfann@northwood.com

Contact: Patsy Phone: 724-366-0497

Agent:Walter D. MacFannPhone:Cell Phone:412-292-4980

List Office: NORTHWOOD TRI-COUNTY REALTY ASSOCIATES Phone: 724-330-5800 ext. 25 Office ID: 15131

List Date: 06/26/13 Expire Date: 06/26/14 Pending Date:

Sold Date: Sold Price: Sold Terms:

Selling Office ID: Office Name: Phone:

Selling Agent ID: Agent Name: Phone:

DOM: Buyer Name: Seller Concessions/Amt: