

Cross Property 360 Property View

456 2nd St / 406 Temperance Way, California, Pennsylvania 15419

Listing

Commercial-Industrial-Business

456 2nd St / 406 Temperance Way



MLS #: **1648869** Status: **Active** List Price: **\$2,350,000**
 Address: **456 2nd St / 406 Temperance Way** 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, BUILDINGS ARE ON THE LEFT.**
 Map#/Block#/Lot#/Info: **0800060003000500**
 Lot: **0.3444** Acres: **0.34**
 Lot Desc: _____ CIB Type: **For Sale**
 Zoning: **APART**
 For Sale: **Building, Business, Land**
 For Lease: _____
 Business Name: _____
 Business Description: **20 UNIT APARTMENTS**
 Recent: **04/14/2024 : NEW**



General Information

Office SqFt:	Railroad:	GAI:	\$285,375	Utilities:	\$22,841
Warehouse SqFt:	Freight Elev:	GOI:		Maintenance:	\$8,402
Road Frontage: 348	Sprinkler Sys:	Vacancy %:		Other Expenses:	\$1,390
Ceiling Height:	Dock:	Taxes:	\$33,015	NOI:	\$211,616
Are the Listing Images Digitally Altered/Staged?: No				Insurance:	\$8,111

Remarks

9% Cap rate, 20 Student Apartments, 2 Buildings, (4) 4 BR, 2 bath & (16) 2 BR, 1 Bath Units, Well Maintained, New roofs in 2023, built in 2012, one of the newer buildings around the PennWest (Cal U.) campus. These units are less than 2 blocks from the campus making it a high student demand as well as families or individuals seeking a spacious living space. The location is also convenient to restaurants, shopping, & the Mon River Park/Boat Ramp. These Apartments are all equipped with Kitchen Appliances, Washer/Dryer, Vinyl/Laminate Flooring, Aimed at Students as well as commuters. The property offers easy access to major routes such as Rt 43 & Rt 70, facilitating quick travel to nearby areas including Brownsville, Washington, Uniontown, Pittsburgh & Morgantown. In summary, these Apartments boast a rare combination of quality & desirable amenities. it's convenient location makes it a high sought-after choice for students, tenants & investors. Can be purchased with 456 2nd St. (6 unit).

Agent Remarks

9% CAP RATE... BUILDINGS ARE IN GREAT SHAPE. TAXES, LOT SIZE, AGE OBTAINED BY REALIST, DEEMED ACCURATE BUT NOT GUARANTEED. (16 UNITS ARE 2 BR, 1 BATH AND 4 UNITS ARE 4 BR, 2 BATH). NEW ROOF NOVEMBER 2023. BOUNDARIES ON PHOTOS ARE FOR VISUAL ONLY AND ARE ESTIMATES. CAN BE PURCHASED WITH 456 2ND STREET, A 6 UNIT APARTMENT BUILDING... ALSO AT A 9% CAP RATE.

Features

Type Property: Apartment	Year Built: 2012
Form of Access: City	Construction:
Parking: /	Insulation: Yes
Traffic Count:	Utilities Avail: Electricity, Sewer, Water
Show: Appointment With Listor	

Office Information

Value: Assessment Value - \$1,553,500	Tenant Occ: Yes	Taxes: \$33,015
ICD: No	ENT:	Foreclosure: No
BAC: 2.5	TLC: 0.00	Short Sale: No
SAC: 0.00	Tour Date:	
Owner: One Hundred One Green St	Phone: 412-217-6432	Cell Phone: 412-217-6432
Contact: MIKE CALL/TEXT	Phone:	
Agent: Michael Podolinsky	Tour URL:	
Email: mike.podolinsky@pittsburghmoves.com	Broker State License #: RB067335	
Agent State License #: RS313127	Phone: 724-942-1200 ext.	
List Office: 13632 - COLDWELL BANKER REALTY	Expire Date: 04/12/2025	Pending Date:
List Date: 04/13/2024		

Tour URL:
Video Tour URL

Sunday, April 21, 2024

10:16 PM

Requested By: Michael Podolinsky