

Agent Full

Residential

175 Mt. Joy Road



MLS #: 1644187	Status: Active	List Price: \$649,900
Address: 175 Mt. Joy Road		Unit:
Area: Mt. Pleasant Twp - WML	Postal/Mailing City: Mt. Pleasant	Zip Code: 15666
County: Westmoreland	State: Pennsylvania	Bedrooms: 3
Subdiv/Plan Name:	Directions: GPS is Accurate	F. Baths: 2 M
Map#/Block#/Lot#/Info: 53-16-00-0-163, 53-16-00-0-039 & 53-16-00	Lot: Multiple See Realist	Sq Ft: 1,860
Lot Desc:	Acres: 4.00	Sq Ft Source: Tax Record
School District: Mount Pleasant Area	H. Warranty: Yes	Public Trans:
School Trans:		

General Information

Are the Listing Images Digitally Altered/Staged?: **Yes**
 Pool: **No**
 Insulation: **Unknown**

Remarks

Turnkey mechanic operation with onsite living available to start your own business. Situated close to I-70 and seconds off PA-982 in Mt Pleasant TWP, this unique opportunity is built on 4 +/- acres with mixed commercial/residential zoning. The mechanic operation includes 2 large parking lots, one paved and one gravel; main building with 5 bays, parts room, office, 2 bathrooms, and lunch/utility room; two ancillary 94x33 metal garages both electrified with concrete floors and one is heated. All garage doors are 13.5'-14' x 13.5'-14' depending on where they meet concrete. The ranch-style home is solid as a rock with a huge kitchen/dining room combo, cozy living room, office/den space, 3 bedrooms, 2 full bathrooms with main level laundry. The basement has high ceilings with 2 garages and a wash room. Not to be missed is a deck off the living room and an enclosed porch off the dining room. Metal roofs on all buildings. Lots of equipment will be included. Business still open while on market

Agent Remarks

Listing agents to be present for all showings. POF or pre-approval must be provided before showings will be accepted. Price is for land and for buildings/home-- financing must be able to be obtained without BRDI financing as business is not for sale. For showings please schedule through ShowingTime. Please include Carolyn N Domasky license number AB068973 on the sales agreement, we are Designated Agents. Achosa Home Warranty Buyer Prime Plan included for the home. Property has septic & well systems. CIB 1642958 also. Business still open.

Features

Type Property: Other	Year Built: 1978
Style: Ranch or 1 Level	Architecture: Tile, Vinyl, Wall to Wall
Construction: Aluminum, Brick	Floors: Yes, Walk Out, Full
#Fireplace/Desc: /	Basement: Metal
#Pkg / Desc: 10/Attached Garage, Detached Garage	Roof: Central, Electric
Heat Type: Oil Avg Month. Bill:	Cooling: Septic Tank
Water: Well	Sewer: Existing
Show: Appointment With Listor	Const Type:
Green Addendum: No	
Inclusions: Electric Stove, Microwave Oven, Refrigerator	

Office Information

Value: Assessment Value - \$15,270	Tenant Occ: No	Foreclosure: No
Taxes: \$8,390	Entered:	Short Sale: No
Seller Consider Concession Y/N:	Maintenance Fee:	Maint Fee Freq:
Owner: Bob Ruch Diesel Inc	Phone: 724-289-8348	Cell Phone: 724-322-9527
Contact: Topper&Domasky	Phone: 724-322-9527	
Agent: Topper & Domasky Team	Broker State License #: RB043060C	
Email: roberttopper@tprsold.com	Phone: 724-838-3660 ext.624	
Agent State License #: RS343291	Expire Date: 03/01/2025	Pending Date:
List Office: 15126 - BERKSHIRE HATHAWAY THE PREFERRED REALTY		
List Date: 03/08/2024		
Tour URL:		
Video Tour URL:		

Monday, August 12, 2024

4:17 PM

Requested By: Robert Michael Topper