

Property Condition Disclosure & Disclaimer. Before you made an offer, please note:

The property (56 NW 60th Street) currently has violations for non-conforming use and an existing demolition order. A new buyer could submit plans to fix the violations to the property, bringing the property to use within code and legalize the back unit. Property is zoned duplex, but the current use is single family home. The back unit is non-permitted and enclosed 2/1.5 under a flat roof that adjoins the pitched room of the front home. To bring the property into conformity, Buyer would need to open a permit to include (Mechanical, Structural, Roof, Plumbing, Electrical & Sewer), raise the floor as well the ceiling of the back unit to code, and add a 2nd legal electrical meter, then close out the permit(s).

An alternative would be to vacate the property, demolish the property, thus removing the violations, and build a new two (2) unit, 2-story duplex townhome development for a rental or sale of each of the two units.

Please schedule a time for a call with the agent to discuss in more details. Text 305.582.2424 to Brian Carter and request a time to discuss.