



*Presented by Michele Leone, REALTOR*

396 4<sup>th</sup> Street, Beaver, PA

### Property Details

- Property is current zoned R-2, Legal Non-Conforming/Professional use
- Property could be converted back to an up/down duplex or single-family home but once that is done, it would not be allowed to revert back to professional use
- Each floor/unit has separate gas and electric
- Owner currently pays water and sewage (not separate)
- First floor central a/c unit is approximately 3 years old
- Second floor unit is inoperable and in need of replacement (previous tenant was responsible for replacing unit and never did before vacating)
- Current tenants own window a/c units and they are not included with sale
- Security system included with sale (currently monitored by ADT)
- Refrigerator and microwave in first floor unit included with sale
- Mini-fridge in second floor unit included with sale