

Stone Arch Real Estate
717-248-6400

Prepared by:
Stone Arch Real Broker
/info@stonearchrealestate.com

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Address: 57, 59 Academy Hill
Lewistown, PA 17044

List Price: \$109,000
Listing #: 22cs100

Style:
Ownership:

Status/Cont:
MLS Area: Mifflin County

Total Bdrms:
Total Baths:

INVESTORS CALL QUICK OR RISK LOSING THIS GREAT 4 UNIT INVESTMENT!!! All brick duplex on 2 parcels (2 units each) in excellent neighborhood. VERY well maintained. CALL NOW!

Comments: INVESTORS CALL QUICK OR RISK LOSING THIS GREAT 4 UNIT INVESTMENT!!! All brick duplex on 2 parcels (2 units each) in excellent neighborhood. VERY well maintained. All Sq. ft. is approx. CALL NOW!

From the square on Market Street in Lewistown take left on N Brown Street. Make Left on E Academy Hill.

Multi-Unit Information

Number of Units: 4	Coin Op Wash/Dry: Yes	Garage Type: None
Year Built: 1900	Heat by Unit: Yes	# Gar Stalls:
Occupied By: Tenant	Water by Unit: Yes	Driveway:
Current Rent Cert:	Elec. by Unit: Yes	Off-Str Prkng:
Total Sq Ft: 3120	Heating Type: Forced warm air	Mortgage Balance:
Sq Ft Down: 1560	AC Type:	Prin & Int Payment:
Sq Ft Main:	Heating Expense: \$3,000	Interest Rate:
Sq Ft 2nd Lvl: 1560	Electric Expense: \$1,250	Yrs Left on Mortgage:
Sq Ft 3rd Lvl:	Wtr/Swr Expense: \$2,200	
Gross Income: \$21,600 Act:	Land Assmt:	
Operating Exp: \$3,900 Act:	Bldg Assmt:	
Net Income: \$11,250 Act:		

Units

<u>Rent</u>	<u>SqFt</u>	<u>Lvg Rm</u>	<u>Dng Rm</u>	<u>Ktchn</u>	<u>Bdrms</u>	<u>F Bath</u>	<u>¾ Bath</u>	<u>½ Bath</u>	<u>Frig</u>	<u>Stove</u>	<u>DW</u>
525	780	1	1		2	1			True	True	NotAv
550	780	1		1	1	1			True	True	NotAv
375	1084	2	1	1	1	2			True	True	NotAv
350	1400	1		1	2	1			NotAva	NotAva	NotAv

These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

Property Information

Property Features

Acres: .17	Total Taxes: 2588
Lot Size: .17	Tax Class:
Frontage Ft:	Tax Year: 2009
Depth Ft:	Assmts:
Elem Sch:	Water Type: Municipal
Mdl/JH School: Lewistown Middle	Sewer Type: Municipal
Senior: Lewistown Area High	Fuel Type: Natural Gas
Twنش/Brg: Lewistown	Flood: X
S-T-R: 1325-1263-	Zoning: R-2 Residence
Possession: close	Tax Map #: 03, 01-103 & 104
Terms:	Parcel:
Abstract Loc:	Latitude:
Assess Value:	Longitude:
Deed Book/Pg: 402-2189	

Pictures

