

Good News Realty

724-463-9000

March 17, 2011



Address: **1239 Altman Ave Ext
Punxsutawney, PA 15767**

List Price: **\$5,900**
Listing #: **0301025**

Status: **Active**
Subdivision: **None**

For Lease - Commercial cooler / freezer building with loading docks, garages, food preparation area, restrooms, storage room & offices. Located near Punxsutawney, Pa. - Past use was meat production. Features large walk in coolers and freezers.

Comments: **Directions: Take Rte 119 North, travel Rt 119 North almost to Punxsutawney, at Punxsutawney Wal-Mart turn right, travel approx 1 mile and turn right at cross roads - travel 1/4 mile turn left.... see large white building on left.**

Note: commission 2% FLOT (For Life Of Tenant)

Commercial Information		Commercial Features
Business Type: Commercial	Building for Sale: No	
Business For Sale: No	Year Built:	
Trade/Exchange: No	Rent As Is: Yes	
Inventory Included: No	Occupancy: Vacant	
Fixed Equipment: Yes	Stories: 2	
Space for Lease:	Ceiling Height:	
Exterior: Other	Building Sq Ft: 8,900	
Roof Type:	SqFt Down:	
Heat Type: Forced warm air	SqFt Main: 7,900	
AC Type:	SqFt 2nd Level: 1,000	
Off-Street Pkng: 15	SqFt 3rd Level:	
Garage Spaces: 2	SqFt 4th Level:	
Ovhd Door Height:	Land SqFt:	
Dock:	Land Asmnt:	
Elevator:	Bldg Asmnt:	
Sprinkler:	Rental per Ft, Net:	
Mortgage Balance:	Rntl per Ft, Gross:	
1st Mortgage Holder:	Permits Req:	
Pncp & Int Payment:	Env Srvy:	
Interest Rate:	Soil Test:	
Sched Operating Income: Actual:	Cash Flow Statement Avail: No	
Operating Expense: Actual:	Annual Property Oper Data Avail: No	
Vacany/Loss: Actual:	Income Operating Data Available:	
Net Operating Income: Actual:		

Property Information

Est Acres: **1.00**
Lot Size: **1 acres**
Frontage Ft: **0**
Depth Ft: **0**

Elem School: **Out of County**
JH/Mdl School: **Out of County**
Sr High School: **Out of County**

Mun/Bor: **Out of County**
S-T-R: **0 - 0 - 0**

Possession: **15**
Terms: **0**

Abstract Loc: **Owner**
Assessed Value: **84386**

Legal Description: **DB 046,PG 0298**

Twp/Bor Taxes: **555**
Sch Taxes: **1110.45**
Tax Class: **0**
Tax Yr: **2010**

Water Type: **Private Well**
Sewer Type: **City**
Fuel Type: **Free Gas**

Flood: **Undocumented**
Zoning: **None**

Assessments: **0**
Parcel: **42-566-0207**

Latitude:
Longitude:

Property Features

None