

Good News Realty
724-463-9000

April 22, 2009



Address: **6989 Route 403 Hwy**
Heilwood, PA 15745

List Price: **\$149,000**
Listing #: **0310129**

Style: **2 Story**
Ownership: **Single Family**

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

Total Bdrms: **3**
Total Baths: **1**

Commerical property with 3 bedroom dwelling, 2 bay commerical garage + 3,888 square feet commerical building. \$149,000

Comments: **Directions: Follow Philadelphia Street east to "Y", bear left to traffic light, straight through light, take Rtoute 119 South exit, take Route 422 east exit, follow to Penn Run/Route 553 exit, take exit and continue on Route 553 to "Y", bear right onto Route 403 south, property on right #6989. Alternate Directions: Follow Philadelphia Street east to "Y", bear left to traffic light, straight through light, take Route 286 exit, follow through Clymer, in Clymer turn right onto Route 403 South (before bridge), follow to intersection beside Penns manor School, turn left onto Route 553, follow to "Y", bear right onto Route 403 South, propoerty on right #6989. Yearly Taxes \$1,881.02**

Residence Information		Basement Type: Concrete Block Full		Amenities	
Year Built:	1950	Walk-out:	Yes	Breakers	
Occupancy:	Vacant	AC Type:	Wall	Eat-in Kitchen	
Roof:	Other	Heat Type:	Hot Water radiator	Heated Garage	
Exterior:	Combination	Water Softener:	None	Patio	
Trim Type:	Dry Wall	Garage Type:	Attached	Workshop	
AG Sq Ft:	1,680	# of Stalls:	3		
Main Sq Ft:	840	Garage Sq Ft:	1,330		
BG Sq Ft:	840	Driveway:	Concrete		
Total Sq Ft:	1,680	Annual Heat:	\$1,500		
Fireplaces:	1	Assc Fee:	0		
Fireplace Type:	Gas				
Included:	Range/oven; Refrigerator; Window Treatments				
Not Included:	Personal Property				

Rooms					
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>		
Main Floor	Living	14x16			
Main Floor	Dining	15x11	Berber Carpet		
Main Floor	Kitchen	12x14	Berber Carpet		
Main Floor	Full Bath				
Second Floor	Bedroom	10x13			
Second Floor	Bedroom	10x13			
Second Floor	Bedroom	22x11			
Second Floor	Bedroom	13x10			
Second Floor	Other	12x8	Storage-unfinished		

Commercial Information

Business Type:	Manufacturing	Building for Sale:	Yes
Business For Sale:	Yes	Year Built:	1950
Trade/Exchange:	No	Rent As Is:	No
Inventory Included:	No	Occupancy:	Vacant
Fixed Equipment:	Yes	Stories:	2
Space for Lease:		Ceiling Height:	12.00
Exterior:	Combination	Building Sq Ft:	
Roof Type:	Other	SqFt Down:	
Heat Type:	Hot Water baseboard	SqFt Main:	
AC Type:	Wall	SqFt 2nd Level:	
Off-Street Pkng:		SqFt 3rd Level:	
Garage Spaces:		SqFt 4th Level:	
Ovhd Door Height:		Land SqFt:	
Dock:	No	Land Asmnt:	\$820
Elevator:	No	Bldg Asmnt:	\$16,260
Sprinkler:	No	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:	
Operating Expense:	Actual:	Annual Property Oper Data Avail:	
Vacany/Loss:	Actual:	Income Operating Data Available:	
Net Operating Income:	Actual:		

Commercial Features**Property Information**

Est Acres:	1.11	Twp/Bor Taxes:	514.6
Lot Size:	112x433	Sch Taxes:	1366.40
Frontage Ft:	112	Tax Class:	0
Depth Ft:	433	Tax Yr:	2009
Elem School:	Penns Manor Elementary	Water Type:	City
JH/Mdl School:	Penns Manor District	Sewer Type:	City
Sr High School:	Penns Manor District	Fuel Type:	Oil
Mun/Bor:	Pine Township	Flood:	Undocumented
S-T-R:	0 - 0 - 0	Zoning:	None
Possession:	Close	Assessments:	0
Terms:	0	Parcel:	33-023-214
Abstract Loc:	None	Latitude:	
Assessed Value:	17080	Longitude:	
Legal Description:	DB 984, Pg 35		

Property Features

None

Pictures

