

Good News Realty
724-463-9000

September 21, 2009



Address: **13 Railroad Avenue**
Homer City, PA 15748

List Price: **\$299,500**
 Listing #: **0330009**

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

Homer City-Modern Commercial Building for offices, retail or special needs. Large and small rooms-3,312 square feet-parking for 40-Up to code-\$299,500.

Comments: **Directions: From Philadelphia Street take Wayne Avenue follow to Rte 119 South to Homer City, turn right onto East Church Street, turn left on Railroad Avenue, look for GNR Sign. Additional parcel: #21-003-309.02. Yrly taxes \$5917.77**

Commercial Information		Commercial Features
Business Type:	Other	Building for Sale: Yes
Business For Sale:	No	Year Built: 2006
Trade/Exchange:	No	Rent As Is: No
Inventory Included:	No	Occupancy: Owner
Fixed Equipment:	No	Stories: 1
Space for Lease:	No	Ceiling Height: 0.00
Exterior:	Vinyl	Building Sq Ft: 3,312
Roof Type:	Shingle	SqFt Down: 0
Heat Type:	Forced warm air	SqFt Main: 3,312
AC Type:	Central	SqFt 2nd Level: 0
Off-Street Pkng:	40	SqFt 3rd Level: 0
Garage Spaces:	0	SqFt 4th Level: 0
Ovhd Door Height:	0.0	Land SqFt: 12804
Dock:	No	Land Asmnt:
Elevator:	No	Bldg Asmnt:
Sprinkler:	No	Rental per Ft, Net:
Mortgage Balance:		Rntl per Ft, Gross:
1st Mortgage Holder:		Permits Req: No
Pncp & Int Payment:		Env Srvy: No
Interest Rate:		Soil Test: No
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:	

Property Information

Est Acres:	0.29	Twp/Bor Taxes:	1711
Lot Size:	114 x 92	Sch Taxes:	4206.31
Frontage Ft:	114	Tax Class:	0
Depth Ft:	92	Tax Yr:	2009
Elem School:	Homer Center Elementary	Water Type:	City
JH/Mdl School:	Homer Center District	Sewer Type:	City
Sr High School:	Homer Center District	Fuel Type:	Natural Gas
Mun/Bor:	Homer City Borough	Flood:	Undocumented
S-T-R:	0 - 0 - 0	Zoning:	C1
Possession:	30dys	Assessments:	0
Terms:	0	Parcel:	21-003-401.01,401.02
Abstract Loc:	None	Latitude:	
Assessed Value:	38590	Longitude:	
Legal Description:	DB 1607, Pg 498 & DB 1548, Pg 97		

Property Features

None