

**Good News Realty**  
**724-463-9000**

January 13, 2012



Address: **0 Maple Terrace Lane**  
**Avonmore, PA 15618**

List Price: **\$499,000**

Listing #: **0340001**

Status: **Active**

Subdivision: **None**

**CASH FLOW ! This mobile home park featuring 33 sites offers low overhead & a great cash flow. Call today...\$499,000**

Comments: **Directions: From Philadelphia St, Take RT 286W/RT981N, turn right onto RT156N,turn right onto Cambria Ave, turn right onto Maple Terrace, property on the right. Yrly taxes are \$2,250.**

Commercial Information		Commercial Features
Business Type:	<b>MobileHome Park</b>	Building for Sale:
Business For Sale:		Year Built:
Trade/Exchange:		Rent As Is:
Inventory Included:		Occupancy:
Fixed Equipment:		Stories:
Space for Lease:		Ceiling Height:
Exterior:		Building Sq Ft:
Roof Type:		SqFt Down:
Heat Type:		SqFt Main:
AC Type:		SqFt 2nd Level:
		SqFt 3rd Level:
Off-Street Pkng:		SqFt 4th Level:
Garage Spaces:		Land SqFt:
Ovhd Door Height:		Land Asmnt:
Dock:		Bldg Asmnt:
Elevator:		Rental per Ft, Net:
Sprinkler:		Rntl per Ft, Gross:
Mortgage Balance:		Permits Req:
1st Mortgage Holder:		Env Srvy:
Pncp & Int Payment:		Soil Test:
Interest Rate:		
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: **4.90**  
Lot Size: **4.9 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: **Close**  
Terms: **0**

Abstract Loc: **None**  
Assessed Value: **18460**

Legal Description: **N/A**

Twp/Bor Taxes: **0**  
Sch Taxes: **0**  
Tax Class: **0**  
Tax Yr: **2012**

Water Type: **City**  
Sewer Type: **City**  
Fuel Type: **None**

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

Assessments: **0**  
Parcel: **2134-0058**

Latitude:  
Longitude:

**Property Features**

**None**